



# The Long & Foster Market Minute™

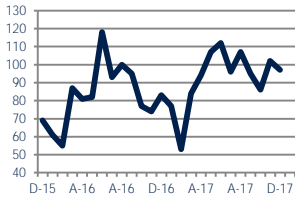
**Focus On:** Mount Laurel, Ramblewood, and Maple Shade Housing Market

December 2017

Zip Code(s): 08054 and 08052

## Units Sold

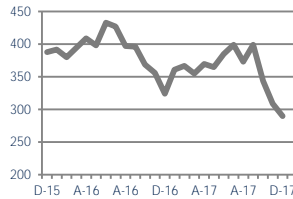
97



**Up 17%**  
Vs. Year Ago

## Active Inventory

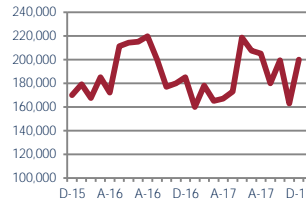
290



**Down -10%**  
Vs. Year Ago

## Median Sale Price

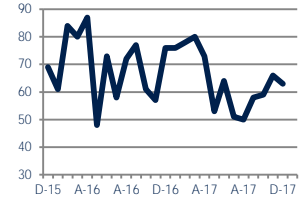
\$200,000



**Up 8%**  
Vs. Year Ago

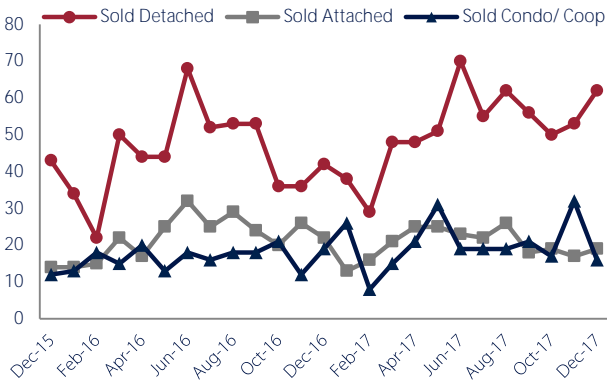
## Days On Market

63



**Down -17%**  
Vs. Year Ago

## Units Sold\*



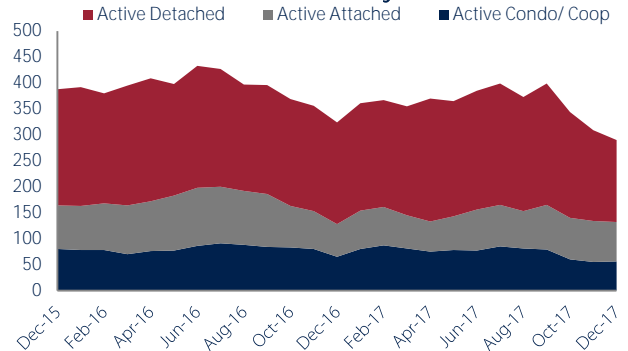
## Units Sold

There was a decrease in total units sold in December, with 97 sold this month in Mount Laurel, Ramblewood, and Maple Shade versus 102 last month, a decrease of 5%. This month's total units sold was higher than at this time last year, an increase of 17% versus December 2016.

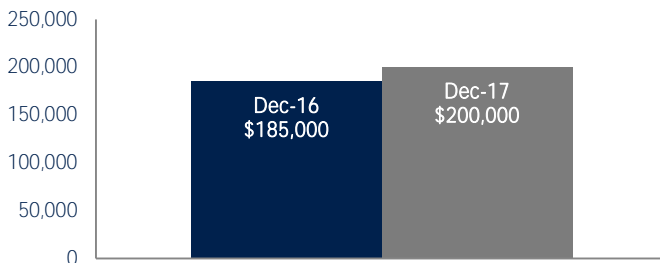
## Active Inventory

Versus last year, the total number of homes available this month is lower by 34 units or 10%. The total number of active inventory this December was 290 compared to 324 in December 2016. This month's total of 290 is lower than the previous month's total supply of available inventory of 309, a decrease of 6%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for Mount Laurel, Ramblewood, and Maple Shade Homes was \$185,000. This December, the median sale price was \$200,000, an increase of 8% or \$15,000 compared to last year. The current median sold price is 23% higher than in November.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



Mount Laurel, Ramblewood, and Maple Shade are defined as properties listed in zip code/s 08054 and 08052.

\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

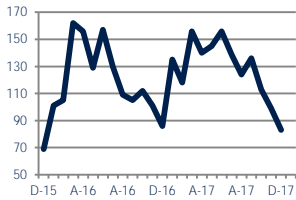
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Zip Code(s): 08054 and 08052

**New Listings**

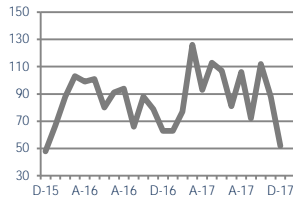
83



**Down -3%**  
Vs. Year Ago

**Current Contracts**

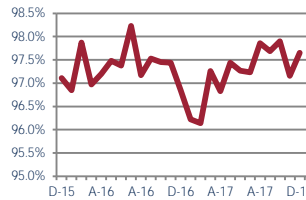
52



**Down -17%**  
Vs. Year Ago

**Sold Vs. List Price**

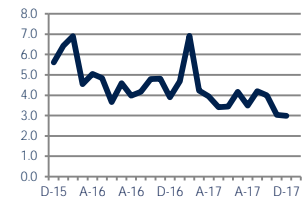
97.7%



**Up 0.8%**  
Vs. Year Ago

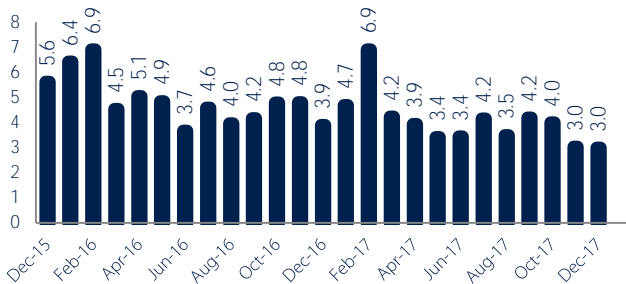
**Months of Supply**

3.0



**Down -23%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

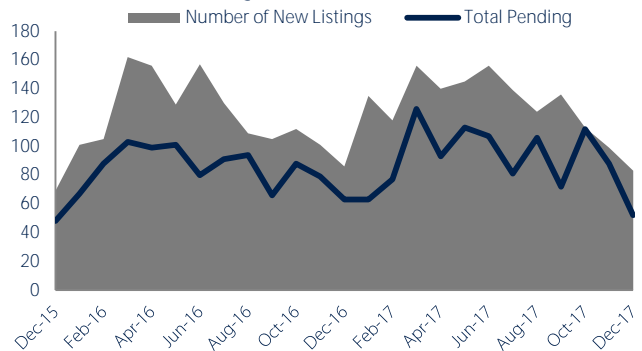
In December, there was 3.0 months of supply available in Mount Laurel, Ramblewood, and Maple Shade, compared to 3.9 in December 2016. That is a decrease of 23% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

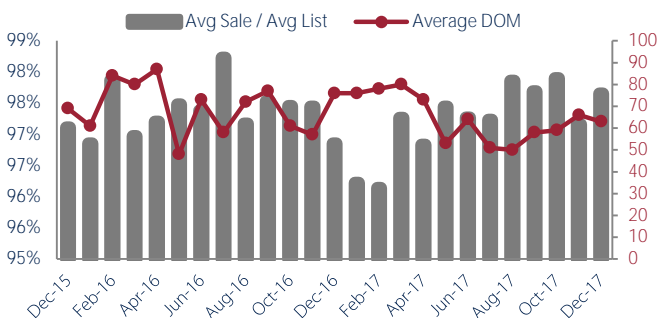
**New Listings & Current Contracts**

This month there were 83 homes newly listed for sale in Mount Laurel, Ramblewood, and Maple Shade compared to 86 in December 2016, a decrease of 3%. There were 52 current contracts pending sale this December compared to 63 a year ago. The number of current contracts is 17% lower than last December.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In December, the average sale price in Mount Laurel, Ramblewood, and Maple Shade was 97.7% of the average list price, which is 0.8% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 63, lower than the average last year, which was 76, a decrease of 17%.



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