



The Long & Foster Market Minute™

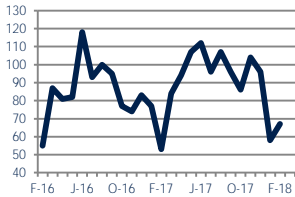
Focus On: Mount Laurel, Ramblewood, and Maple Shade Housing Market

February 2018

Zip Code(s): 08054 and 08052

Units Sold

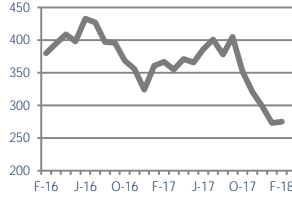
67



Up 26%
Vs. Year Ago

Active Inventory

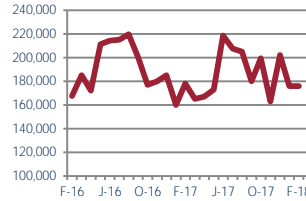
275



Down -25%
Vs. Year Ago

Median Sale Price

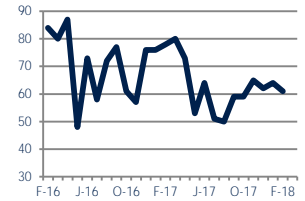
\$176,000



Down -1%
Vs. Year Ago

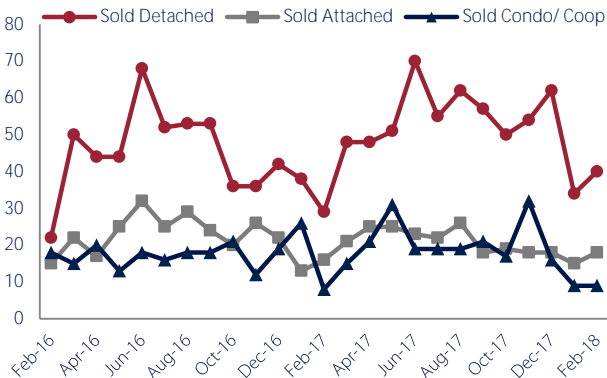
Days On Market

61



Down -22%
Vs. Year Ago

Units Sold*



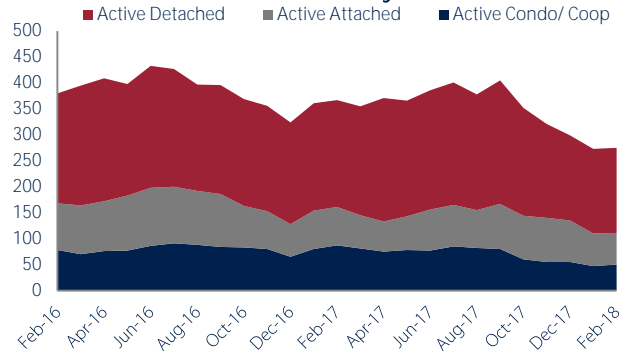
Units Sold

There was an increase in total units sold in February, with 67 sold this month in Mount Laurel, Ramblewood, and Maple Shade versus 58 last month, an increase of 16%. This month's total units sold was higher than at this time last year, an increase of 26% versus February 2017.

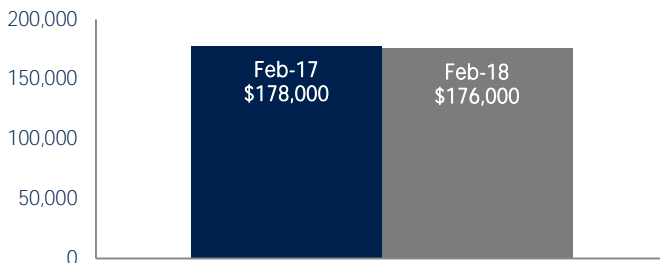
Active Inventory

Versus last year, the total number of homes available this month is lower by 92 units or 25%. The total number of active inventory this February was 275 compared to 367 in February 2017. This month's total of 275 is higher than the previous month's total supply of available inventory of 273, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Mount Laurel, Ramblewood, and Maple Shade Homes was \$178,000. This February, the median sale price was \$176,000, a decrease of 1% or \$2,000 compared to last year. The current median sold price is approximately the same as the median price in January.

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.

Information included in this report is based on data supplied by TREND and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of TREND or Long & Foster Real Estate, Inc.



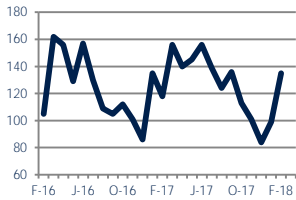
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 08054 and 08052

New Listings

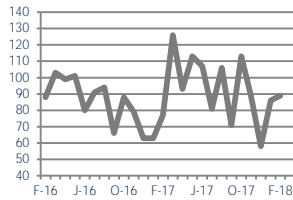
135



Up 14%
Vs. Year Ago

Current Contracts

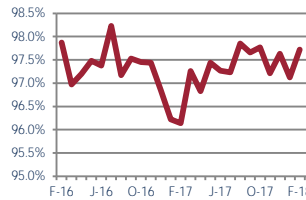
89



Up 16%
Vs. Year Ago

Sold Vs. List Price

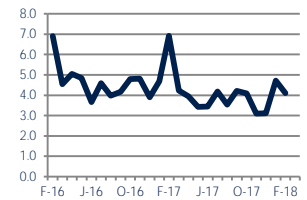
97.7%



Up 1.6%
Vs. Year Ago

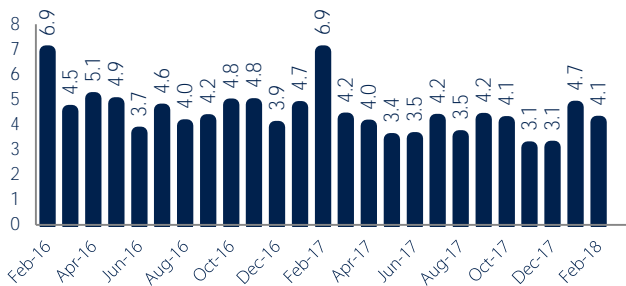
Months of Supply

4.1



Down -41%
Vs. Year Ago

Months Of Supply



Months of Supply

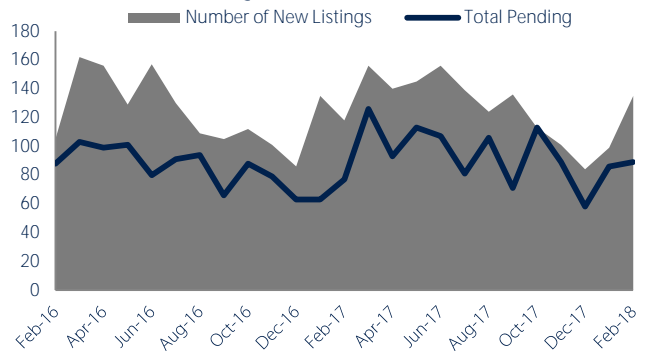
In February, there was 4.1 months of supply available in Mount Laurel, Ramblewood, and Maple Shade, compared to 6.9 in February 2017. That is a decrease of 41% versus a year ago.

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.

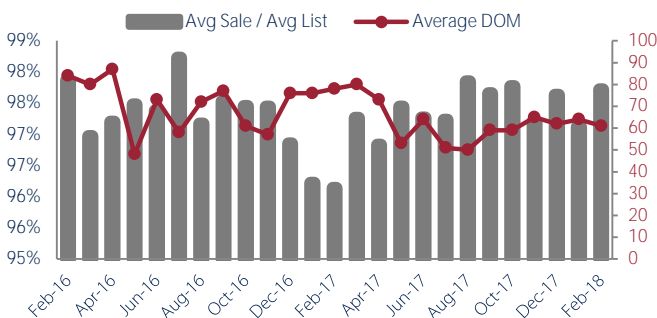
New Listings & Current Contracts

This month there were 135 homes newly listed for sale in Mount Laurel, Ramblewood, and Maple Shade compared to 118 in February 2017, an increase of 14%. There were 89 current contracts pending sale this February compared to 77 a year ago. The number of current contracts is 16% higher than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Mount Laurel, Ramblewood, and Maple Shade was 97.7% of the average list price, which is 1.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 61, lower than the average last year, which was 78, a decrease of 22%.



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