

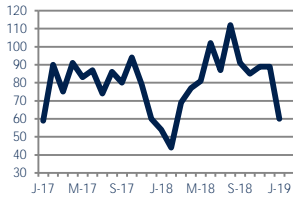
Focus On: Sicklerville and Winslow Housing Market

January 2019

Zip Code(s): 08081 and 08095

Units Sold

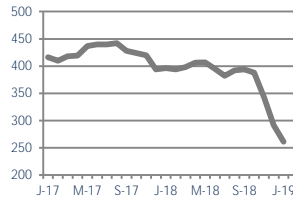
60



Up 11%
Vs. Year Ago

Active Inventory

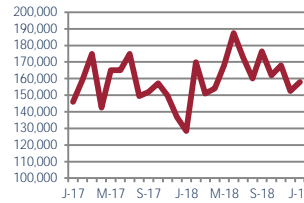
261



Down -34%
Vs. Year Ago

Median Sale Price

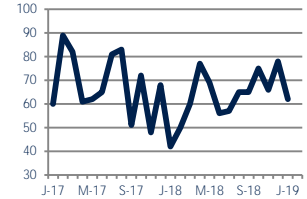
\$158,000



Up 23%
Vs. Year Ago

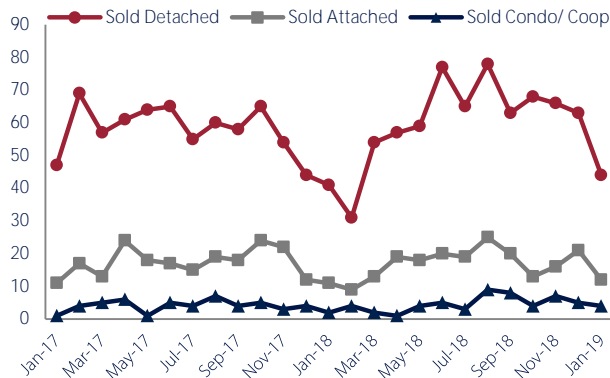
Days On Market

62



Up 48%
Vs. Year Ago

Units Sold*



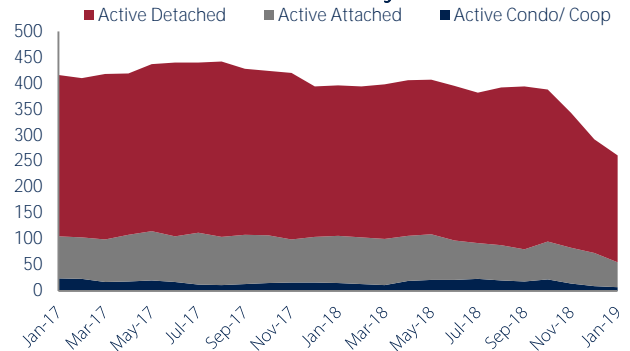
Units Sold

There was a decrease in total units sold in January, with 60 sold this month in Sicklerville and Winslow versus 89 last month, a decrease of 33%. This month's total units sold was higher than at this time last year, an increase of 11% versus January 2018.

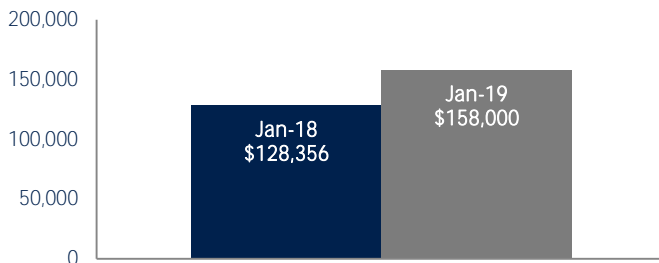
Active Inventory

Versus last year, the total number of homes available this month is lower by 135 units or 34%. The total number of active inventory this January was 261 compared to 396 in January 2018. This month's total of 261 is lower than the previous month's total supply of available inventory of 292, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Sicklerville and Winslow Homes was \$128,356. This January, the median sale price was \$158,000, an increase of 23% or \$29,644 compared to last year. The current median sold price is 4% higher than in December.

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

Sicklerville and Winslow are defined as properties listed in zip code/s 08081 and 08095.

*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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.



CHRISTIE'S INTERNATIONAL REAL ESTATE



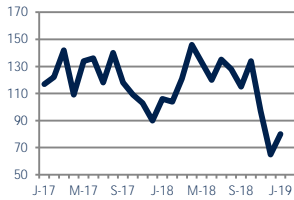
Focus On: Sicklerville and Winslow Housing Market

January 2019

Zip Code(s): 08081 and 08095

New Listings

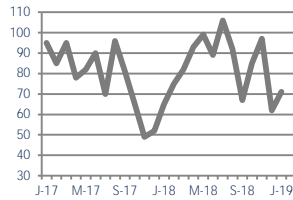
80



Down -25%
Vs. Year Ago

Current Contracts

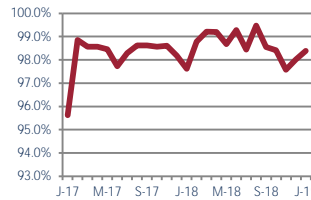
71



Up 9%
Vs. Year Ago

Sold Vs. List Price

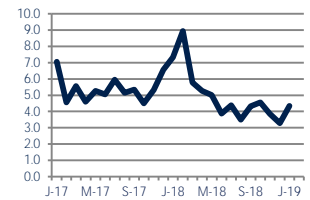
98.4%



Up 0.8%
Vs. Year Ago

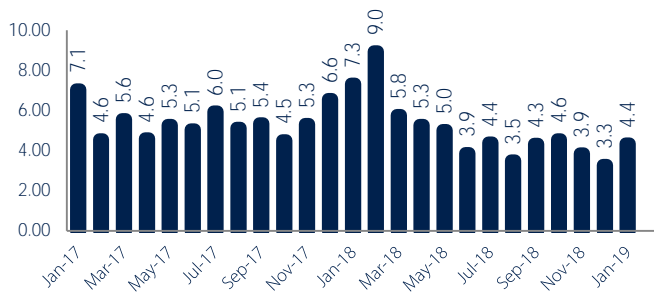
Months of Supply

4.4



Down -41%
Vs. Year Ago

Months Of Supply



Months of Supply

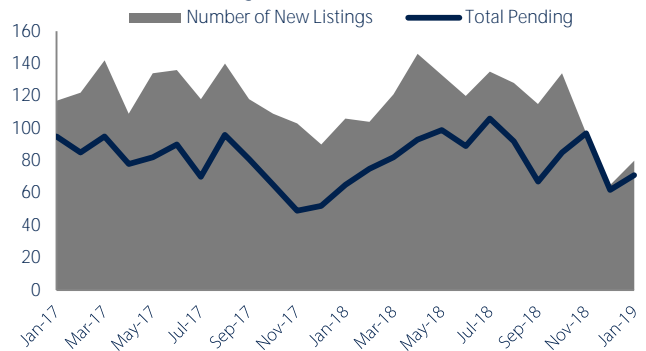
In January, there was 4.4 months of supply available in Sicklerville and Winslow, compared to 7.3 in January 2018. That is a decrease of 41% versus a year ago.

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.

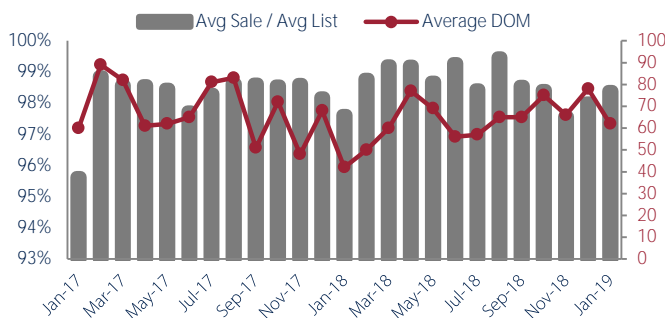
New Listings & Current Contracts

This month there were 80 homes newly listed for sale in Sicklerville and Winslow compared to 106 in January 2018, a decrease of 25%. There were 71 current contracts pending sale this January compared to 65 a year ago. The number of current contracts is 9% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Sicklerville and Winslow was 98.4% 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 62, higher than the average last year, which was 42, an increase of 48%.



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