



The Long & Foster Market Minute™

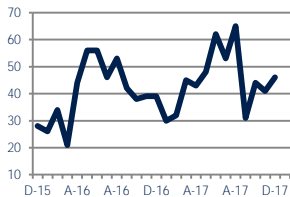
Focus On: Swedesboro and Mullica Hill Housing Market

December 2017

Zip Code(s): 08085, 08062, 08014, 08074, 08039 and 08025

Units Sold

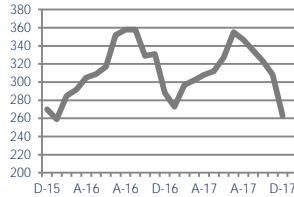
46



Up 18%
Vs. Year Ago

Active Inventory

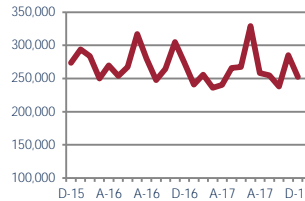
263



Down -9%
Vs. Year Ago

Median Sale Price

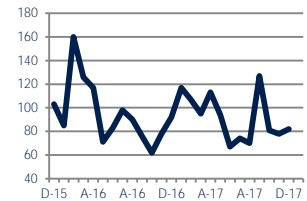
\$252,450



Down -8%
Vs. Year Ago

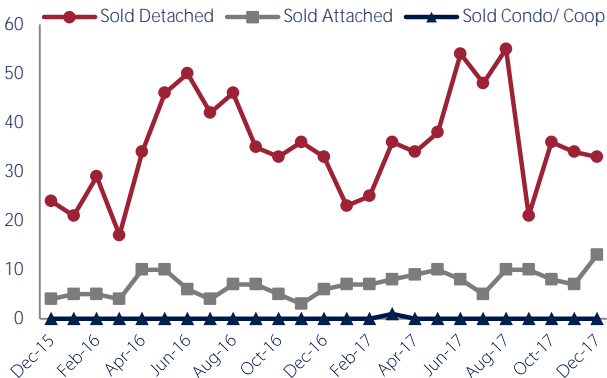
Days On Market

82



Down -11%
Vs. Year Ago

Units Sold*



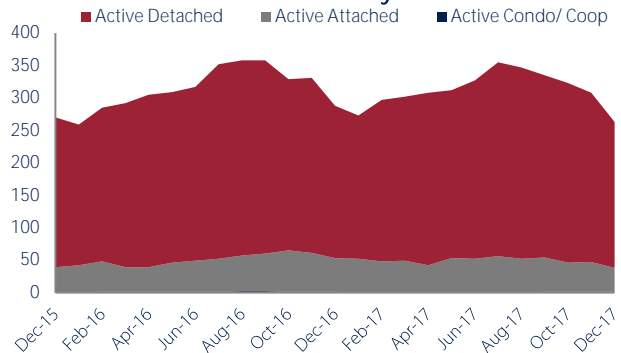
Units Sold

There was an increase in total units sold in December, with 46 sold this month in Swedesboro and Mullica Hill versus 41 last month, an increase of 12%. This month's total units sold was higher than at this time last year, an increase of 18% versus December 2016.

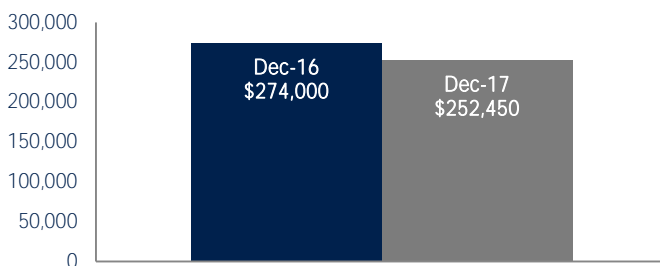
Active Inventory

Versus last year, the total number of homes available this month is lower by 25 units or 9%. The total number of active inventory this December was 263 compared to 288 in December 2016. This month's total of 263 is lower than the previous month's total supply of available inventory of 308, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Swedesboro and Mullica Hill Homes was \$274,000. This December, the median sale price was \$252,450, a decrease of 8% or \$21,550 compared to last year. The current median sold price is 11% lower 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.



Swedesboro and Mullica Hill are defined as properties listed in zip code/s 08085, 08062, 08014, 08074, 08039 and 08025.

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

Foster Real Estate, Inc.

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INTERNATIONAL REAL ESTATE



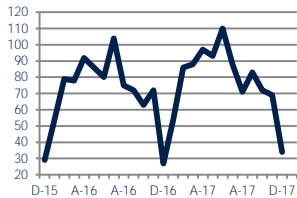
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New Listings

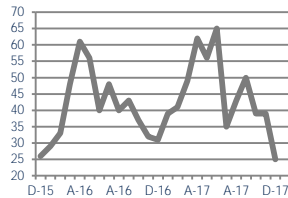
34



Up 26%
Vs. Year Ago

Current Contracts

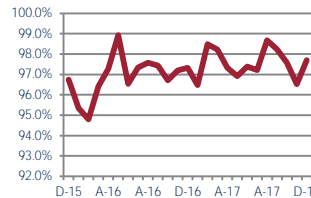
25



Down -19%
Vs. Year Ago

Sold Vs. List Price

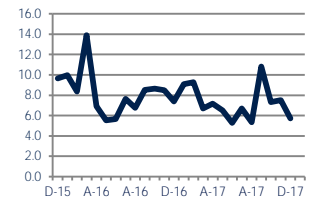
97.7%



No Change
Vs. Year Ago

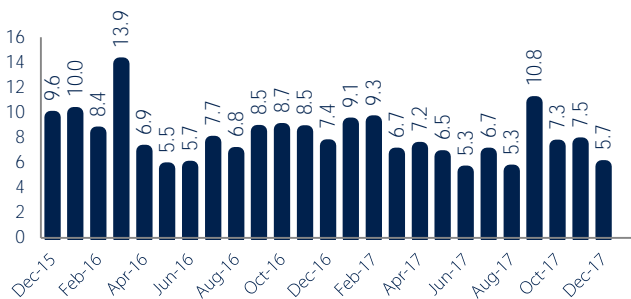
Months of Supply

5.7



Down -22%
Vs. Year Ago

Months Of Supply



Months of Supply

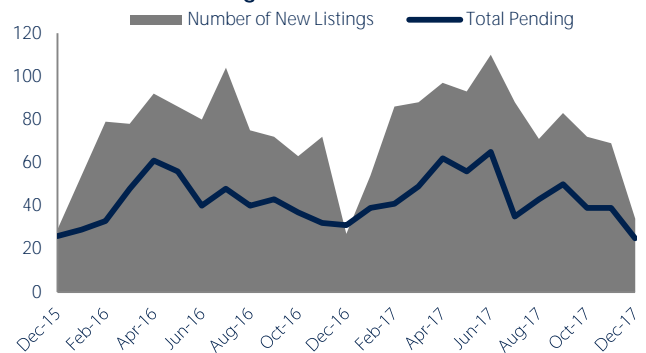
In December, there was 5.7 months of supply available in Swedesboro and Mullica Hill, compared to 7.4 in December 2016. That is a decrease of 23% versus a year ago.

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.

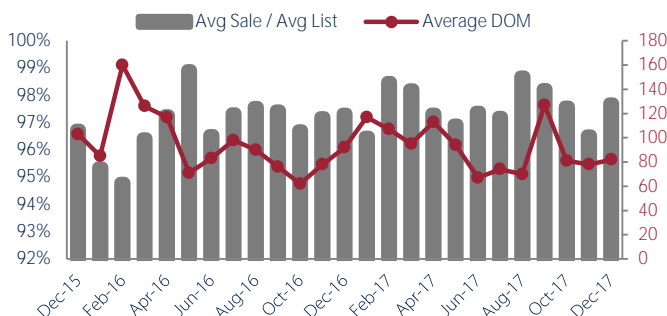
New Listings & Current Contracts

This month there were 34 homes newly listed for sale in Swedesboro and Mullica Hill compared to 27 in December 2016, an increase of 26%. There were 25 current contracts pending sale this December compared to 31 a year ago. The number of current contracts is 19% 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 Swedesboro and Mullica Hill was 97.7% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 82, lower than the average last year, which was 92, a decrease of 11%.



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