



The Long & Foster Market Minute™

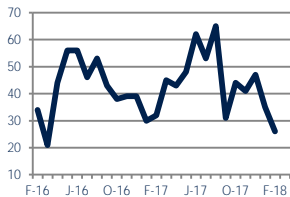
Focus On: Swedesboro and Mullica Hill Housing Market

February 2018

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

Units Sold

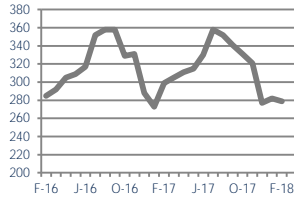
26



Down -19%
Vs. Year Ago

Active Inventory

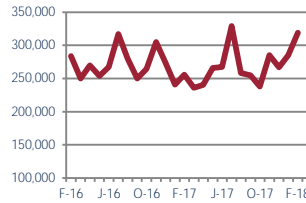
279



Down -7%
Vs. Year Ago

Median Sale Price

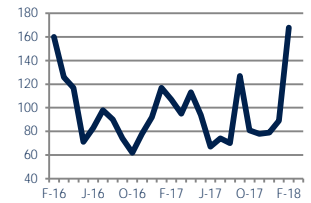
\$319,000



Up 25%
Vs. Year Ago

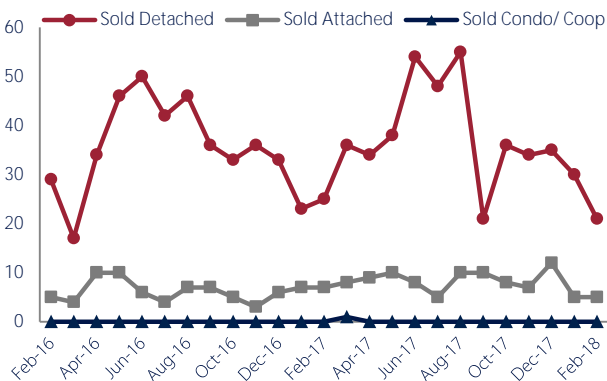
Days On Market

168



Up
Vs. Year Ago

Units Sold*



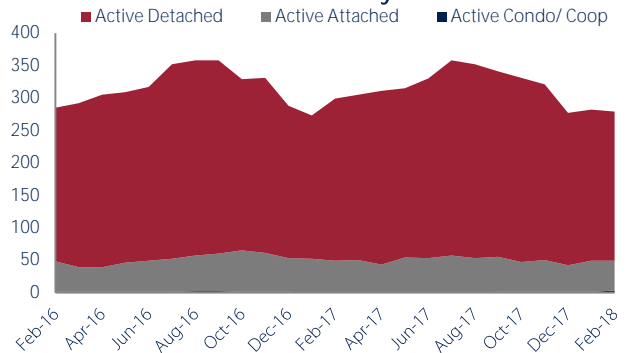
Units Sold

There was a decrease in total units sold in February, with 26 sold this month in Swedesboro and Mullica Hill versus 35 last month, a decrease of 26%. This month's total units sold was lower than at this time last year, a decrease of 19% versus February 2017.

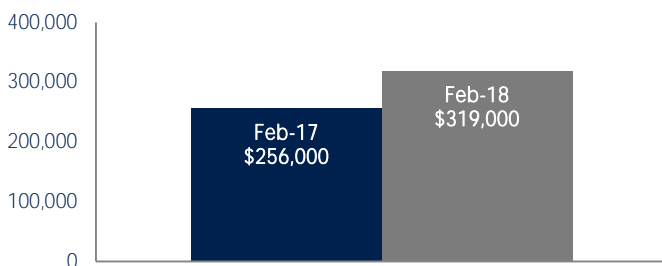
Active Inventory

Versus last year, the total number of homes available this month is lower by 20 units or 7%. The total number of active inventory this February was 279 compared to 299 in February 2017. This month's total of 279 is lower than the previous month's total supply of available inventory of 282, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Swedesboro and Mullica Hill Homes was \$256,000. This February, the median sale price was \$319,000, an increase of 25% or \$63,000 compared to last year. The current median sold price is 12% higher than in January.

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 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



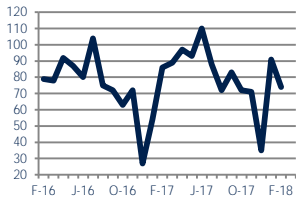
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New Listings

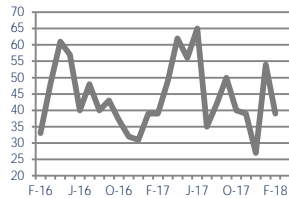
74



Down -14%
Vs. Year Ago

Current Contracts

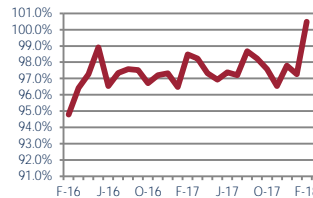
39



No Change
Vs. Year Ago

Sold Vs. List Price

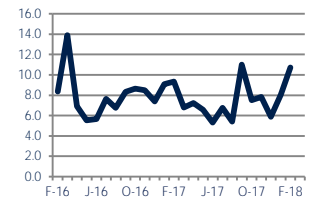
100.5%



Up 2%
Vs. Year Ago

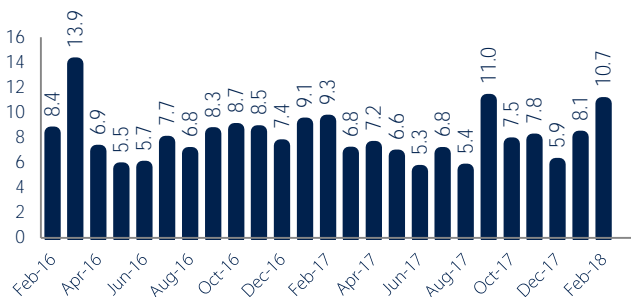
Months of Supply

10.7



Up 15%
Vs. Year Ago

Months Of Supply



Months of Supply

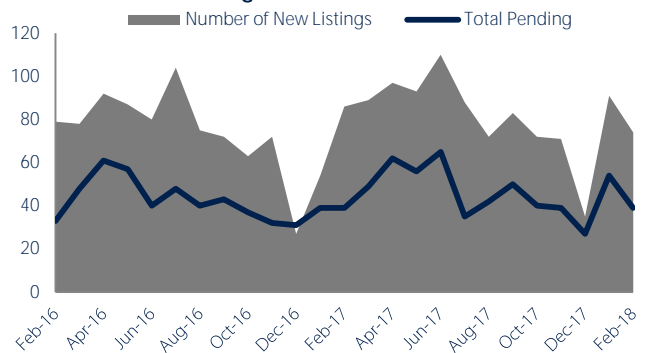
In February, there was 10.7 months of supply available in Swedesboro and Mullica Hill, compared to 9.3 in February 2017. That is an increase of 15% versus a year ago.

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.

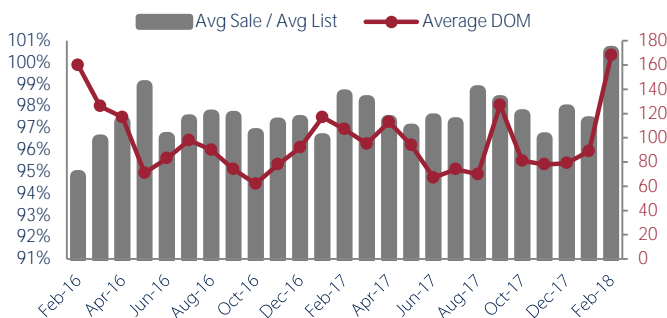
New Listings & Current Contracts

This month there were 74 homes newly listed for sale in Swedesboro and Mullica Hill compared to 86 in February 2017, a decrease of 14%. There were 39 current contracts pending sale this February, consistent with the volume a year ago. The number of current contracts is 28% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Swedesboro and Mullica Hill was 100.5% of the average list price, which is 2.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 168, higher than the average last year, which was 107. This increase was impacted by the limited number of sales.



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