



The Long & Foster Market Minute™

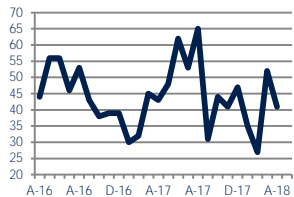
Focus On: Swedesboro and Mullica Hill Housing Market

April 2018

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

Units Sold

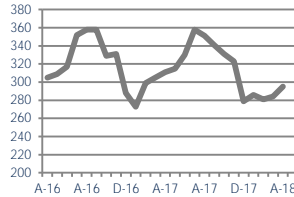
41



Down -5%
Vs. Year Ago

Active Inventory

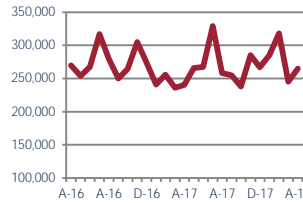
295



Down -5%
Vs. Year Ago

Median Sale Price

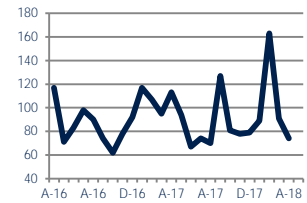
\$265,000



Up 10%
Vs. Year Ago

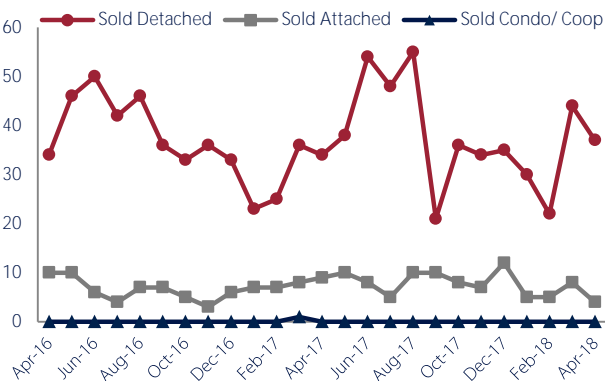
Days On Market

74



Down -35%
Vs. Year Ago

Units Sold*



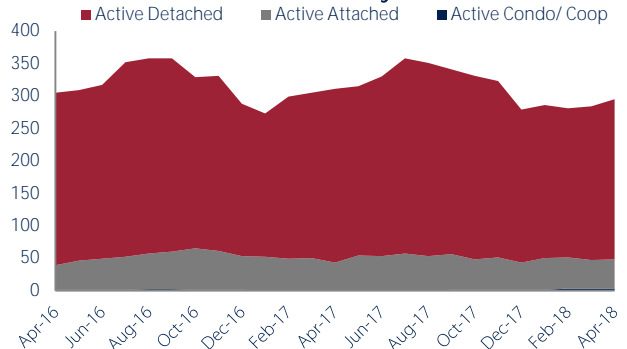
Units Sold

There was a decrease in total units sold in April, with 41 sold this month in Swedesboro and Mullica Hill versus 52 last month, a decrease of 21%. This month's total units sold was lower than at this time last year, a decrease of 5% versus April 2017.

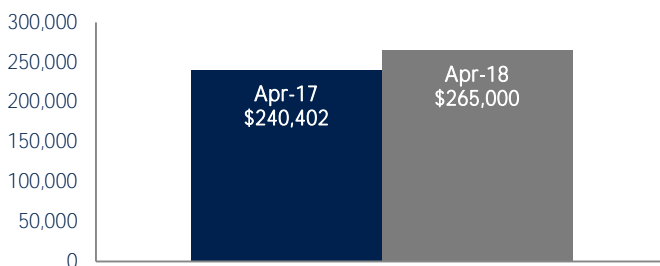
Active Inventory

Versus last year, the total number of homes available this month is lower by 16 units or 5%. The total number of active inventory this April was 295 compared to 311 in April 2017. This month's total of 295 is higher than the previous month's total supply of available inventory of 284, an increase of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Swedesboro and Mullica Hill Homes was \$240,402. This April, the median sale price was \$265,000, an increase of 10% or \$24,598 compared to last year. The current median sold price is 8% higher than in March.

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



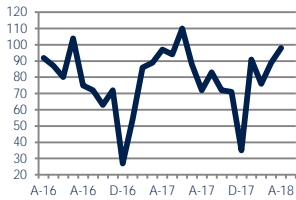
Focus On: Swedesboro and Mullica Hill Housing Market

April 2018

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

New Listings

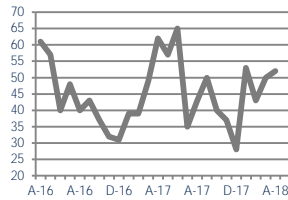
98



Up 1%
Vs. Year Ago

Current Contracts

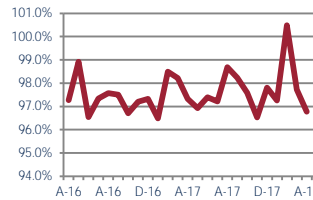
52



Down -16%
Vs. Year Ago

Sold Vs. List Price

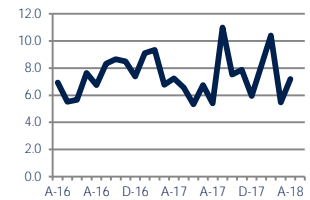
96.8%



Down -0.6%
Vs. Year Ago

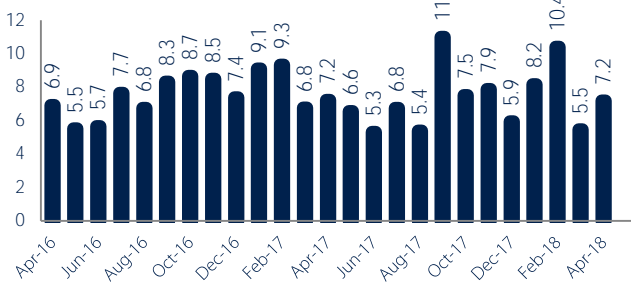
Months of Supply

7.2



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

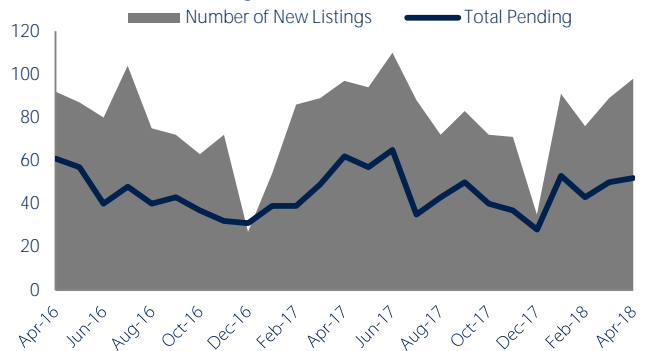
In April, there was 7.2 months of supply available in Swedesboro and Mullica Hill. The amount of supply is similar compared to a year ago.

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.

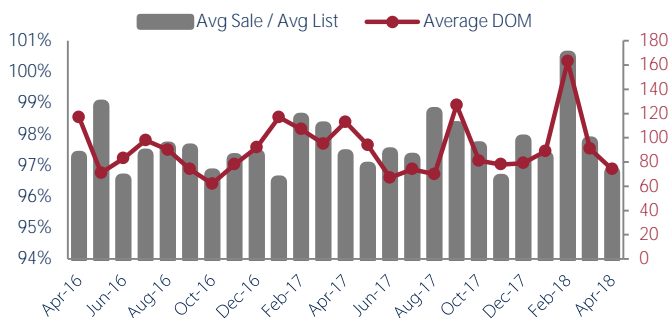
New Listings & Current Contracts

This month there were 98 homes newly listed for sale in Swedesboro and Mullica Hill compared to 97 in April 2017, an increase of 1%. There were 52 current contracts pending sale this April compared to 62 a year ago. The number of current contracts is 16% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Swedesboro and Mullica Hill was 96.8% of the average list price, which is 0.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 74, lower than the average last year, which was 113, a decrease of 35%.



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.

