

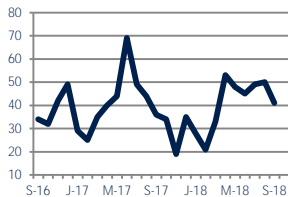
Focus On: Voorhees and Gibbsoro Housing Market

September 2018

Zip Code(s): 08043 and 08026

Units Sold

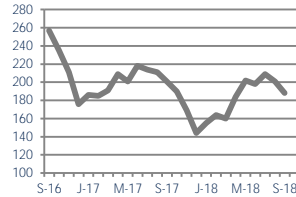
41



Up 14%
Vs. Year Ago

Active Inventory

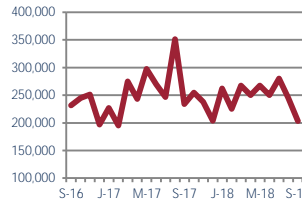
188



Down -6%
Vs. Year Ago

Median Sale Price

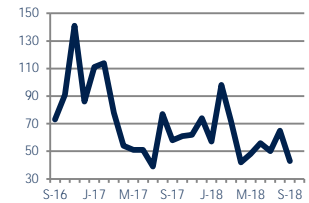
\$203,520



Down -13%
Vs. Year Ago

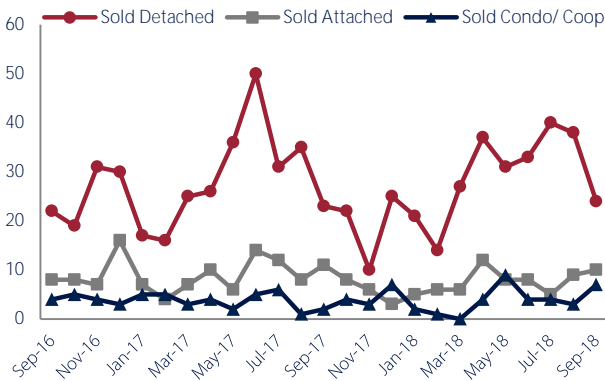
Days On Market

43



Down -26%
Vs. Year Ago

Units Sold*



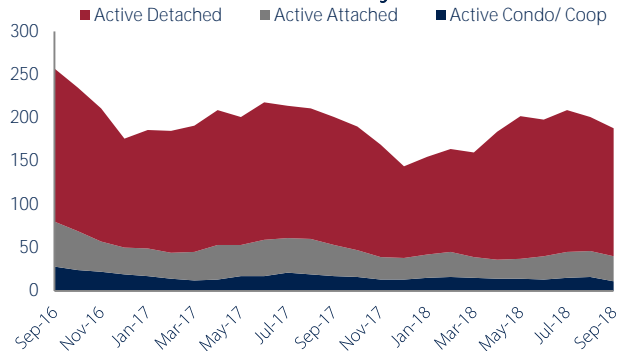
Units Sold

There was a decrease in total units sold in September, with 41 sold this month in Voorhees and Gibbsoro versus 50 last month, a decrease of 18%. This month's total units sold was higher than at this time last year, an increase of 14% versus September 2017.

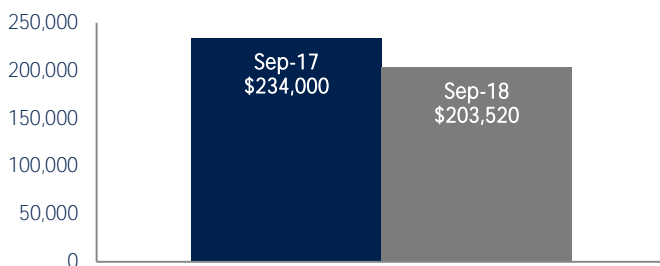
Active Inventory

Versus last year, the total number of homes available this month is lower by 13 units or 6%. The total number of active inventory this September was 188 compared to 201 in September 2017. This month's total of 188 is lower than the previous month's total supply of available inventory of 201, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Voorhees and Gibbsoro Homes was \$234,000. This September, the median sale price was \$203,520, a decrease of 13% or \$30,480 compared to last year. The current median sold price is 17% lower than in August.

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

Voorhees and Gibbsoro are defined as properties listed in zip code/s 08043 and 08026.

*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.



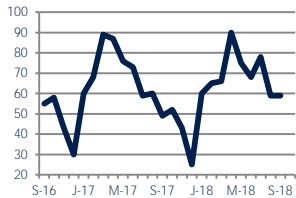
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 08043 and 08026

New Listings

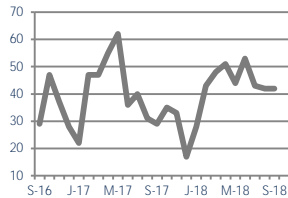
59



Up 20%
Vs. Year Ago

Current Contracts

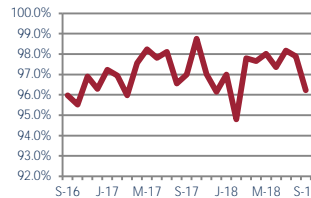
42



Up 45%
Vs. Year Ago

Sold Vs. List Price

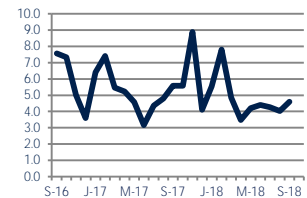
96.2%



Down -0.8%
Vs. Year Ago

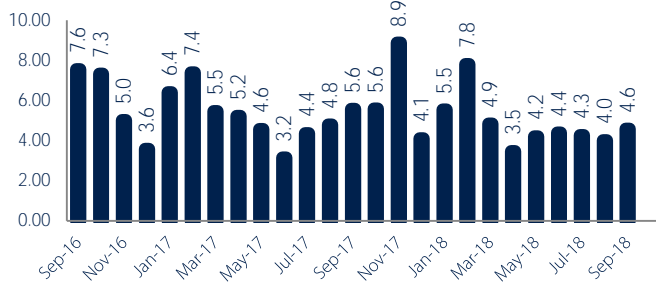
Months of Supply

4.6



Down -18%
Vs. Year Ago

Months Of Supply



Months of Supply

In September, there was 4.6 months of supply available in Voorhees and Gibbsoro, compared to 5.6 in September 2017. That is a decrease of 18% versus a year ago.

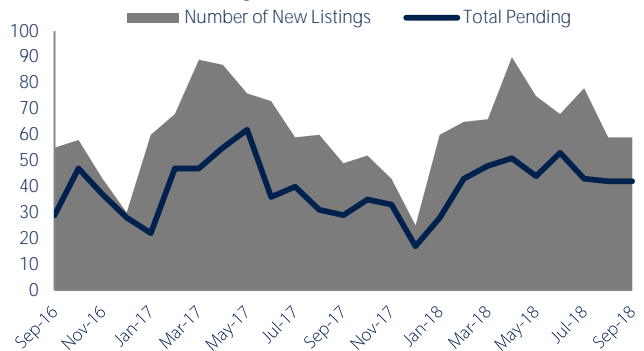
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

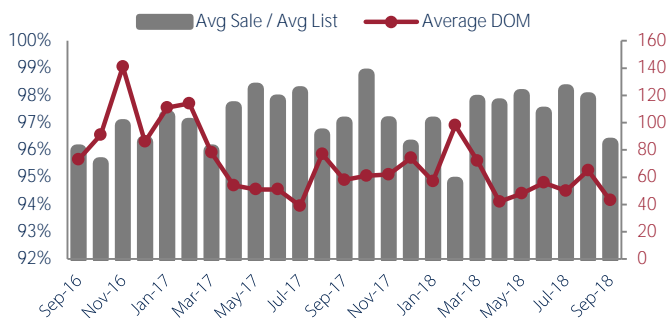
This month there were 59 homes newly listed for sale in Voorhees and Gibbsoro compared to 49 in September 2017, an increase of 20%.

There were 42 current contracts pending sale this September compared to 29 a year ago. The number of current contracts remained stable as compared to last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Voorhees and Gibbsoro was 96.2% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 43, lower than the average last year, which was 58, a decrease of 26%.



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