



The Long & Foster Market Minute™

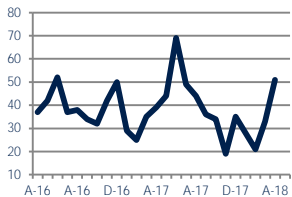
Focus On: Voorhees and Gibbsoro Housing Market

April 2018

Zip Code(s): 08043 and 08026

Units Sold

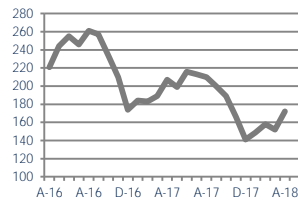
51



Up 31%
Vs. Year Ago

Active Inventory

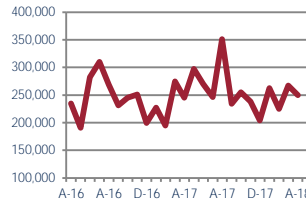
172



Down -17%
Vs. Year Ago

Median Sale Price

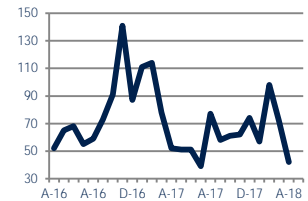
\$250,000



Up 2%
Vs. Year Ago

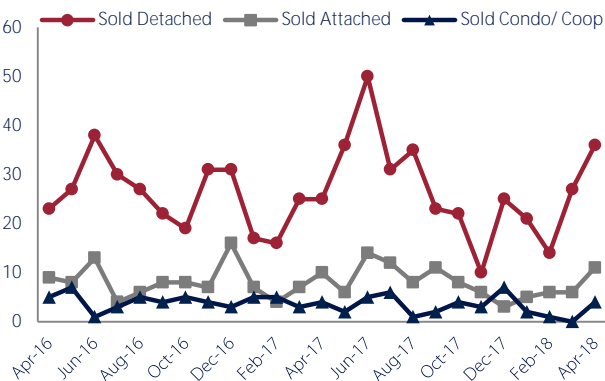
Days On Market

42



Down -19%
Vs. Year Ago

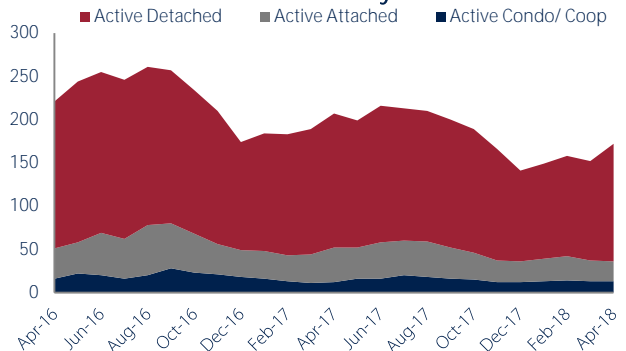
Units Sold*



Units Sold

There was an increase in total units sold in April, with 51 sold this month in Voorhees and Gibbsoro. This month's total units sold was higher than at this time last year.

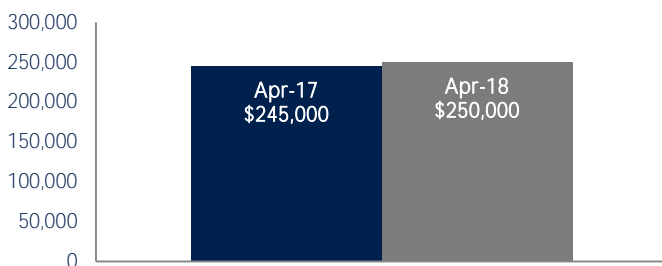
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 35 units or 17%. The total number of active inventory this April was 172 compared to 207 in April 2017. This month's total of 172 is higher than the previous month's total supply of available inventory of 152, an increase of 13%.

Median Sale Price



Median Sale Price

Last April, the median sale price for Voorhees and Gibbsoro Homes was \$245,000. This April, the median sale price was \$250,000, an increase of 2% or \$5,000 compared to last year. The current median sold price is 7% lower 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.



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





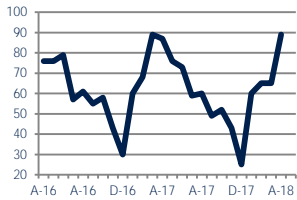
Focus On: Voorhees and Gibbsoro Housing Market

April 2018

Zip Code(s): 08043 and 08026

New Listings

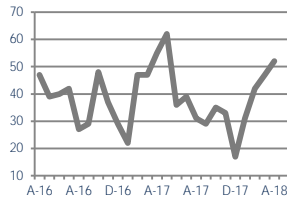
89



Up 2%
Vs. Year Ago

Current Contracts

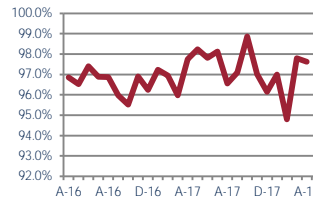
52



Down -5%
Vs. Year Ago

Sold Vs. List Price

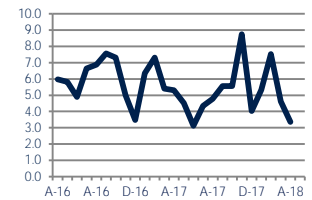
97.6%



No Change
Vs. Year Ago

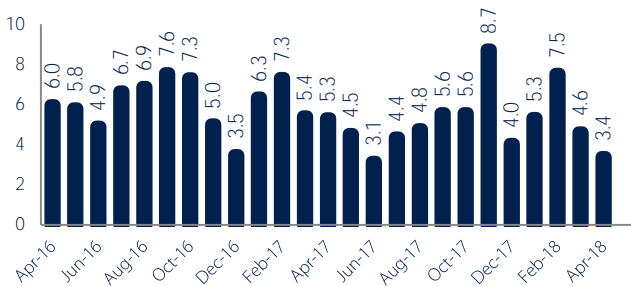
Months of Supply

3.4



Down -37%
Vs. Year Ago

Months Of Supply



Months of Supply

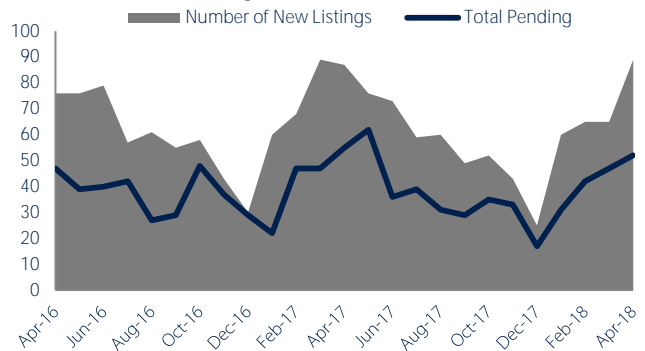
In April, there was 3.4 months of supply available in Voorhees and Gibbsoro, compared to 5.3 in April 2017. That is a decrease of 36% versus a year ago.

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.

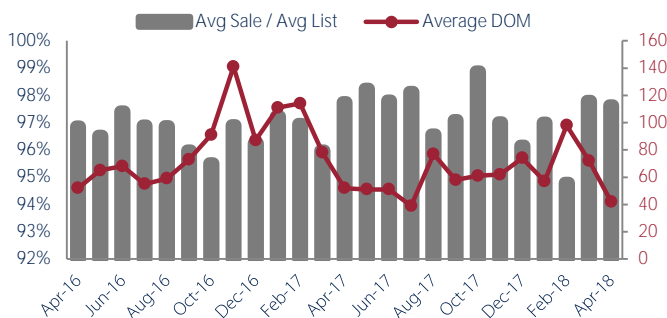
New Listings & Current Contracts

This month there were 89 homes newly listed for sale in Voorhees and Gibbsoro compared to 87 in April 2017, an increase of 2%. There were 52 current contracts pending sale this April compared to 55 a year ago. The number of current contracts is 5% 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 Voorhees and Gibbsoro was 97.6% 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 42, lower than the average last year, which was 52, a decrease of 19%.



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