



The Long & Foster Market Minute™

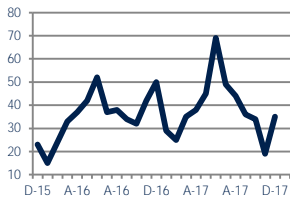
Focus On: Voorhees and Gibbsoro Housing Market

December 2017

Zip Code(s): 08043 and 08026

Units Sold

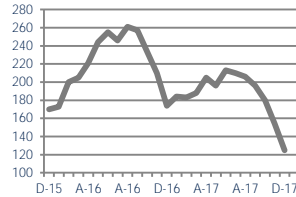
35



Down
Vs. Year Ago

Active Inventory

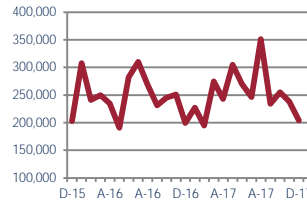
125



Down -28%
Vs. Year Ago

Median Sale Price

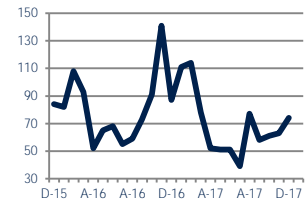
\$204,000



Up 2%
Vs. Year Ago

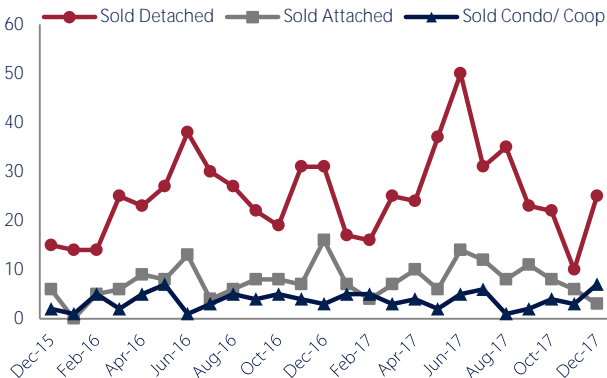
Days On Market

74



Down -15%
Vs. Year Ago

Units Sold*



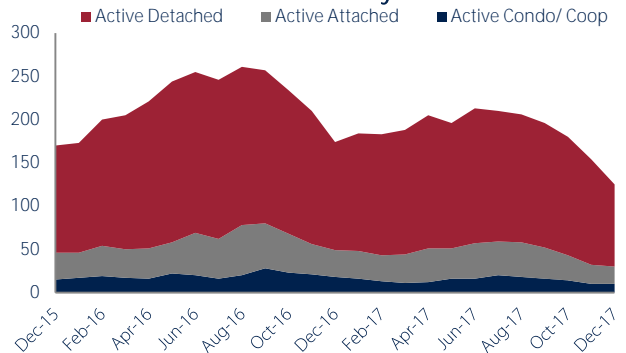
Units Sold

With relatively few transactions, there was an increase in total units sold in December, with 35 sold this month in Voorhees and Gibbsoro. This month's total units sold was lower than at this time last year, a decrease from December 2016.

Active Inventory

Versus last year, the total number of homes available this month is lower by 49 units or 28%. The total number of active inventory this December was 125 compared to 174 in December 2016. This month's total of 125 is lower than the previous month's total supply of available inventory of 154, a decrease of 19%.

Active Inventory*

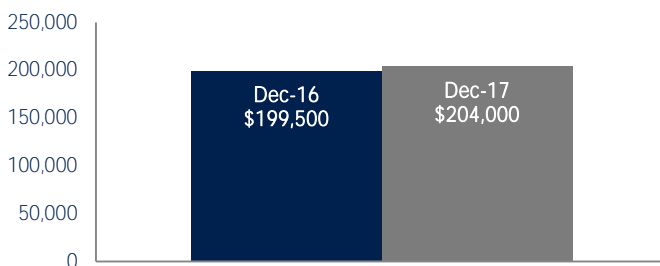


Median Sale Price

Last December, the median sale price for Voorhees and Gibbsoro Homes was \$199,500. This December, the median sale price was \$204,000, an increase of 2% or \$4,500 compared to last year. The current median sold price is 14% 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.

Median Sale Price



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

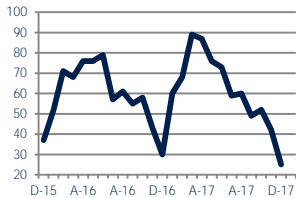




Zip Code(s): 08043 and 08026

New Listings

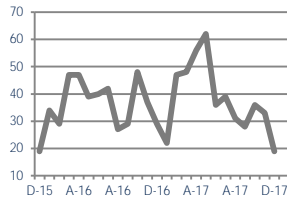
25



Down -17%
Vs. Year Ago

Current Contracts

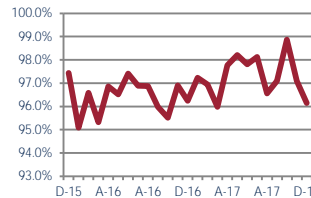
19



Down -34%
Vs. Year Ago

Sold Vs. List Price

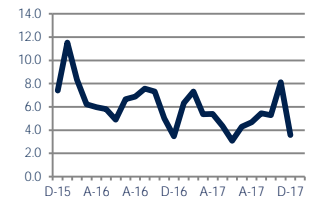
96.2%



No Change
Vs. Year Ago

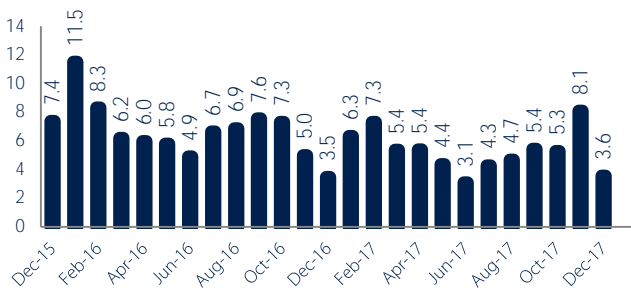
Months of Supply

3.6



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

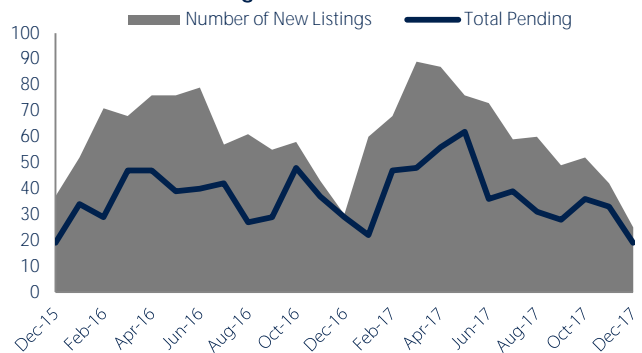
In December, there was 3.6 months of supply available in Voorhees and Gibbsoro. The amount of supply is similar compared to a year ago.

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.

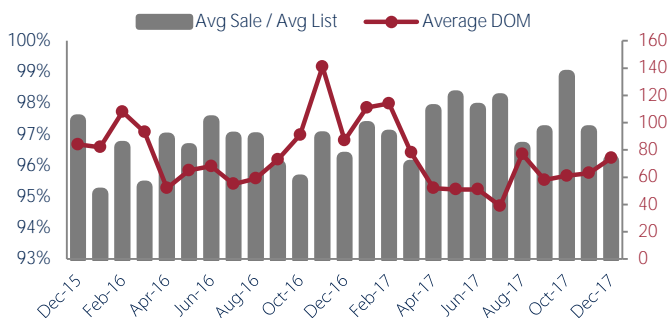
New Listings & Current Contracts

This month there were 25 homes newly listed for sale in Voorhees and Gibbsoro compared to 30 in December 2016, a decrease of 17%. There were 19 current contracts pending sale this December compared to 29 a year ago. The number of current contracts is 34% 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 Voorhees and Gibbsoro was 96.2% 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 74, lower than the average last year, which was 87, a decrease of 15%.



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