



# The Long & Foster Market Minute™

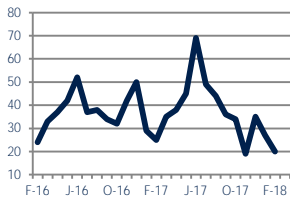
Focus On: Voorhees and Gibbsoro Housing Market

February 2018

Zip Code(s): 08043 and 08026

## Units Sold

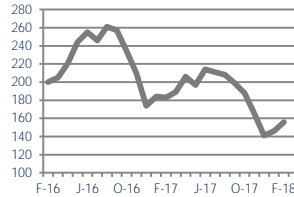
20



Down -20%  
Vs. Year Ago

## Active Inventory

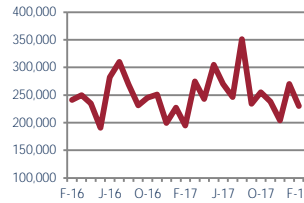
156



Down -15%  
Vs. Year Ago

## Median Sale Price

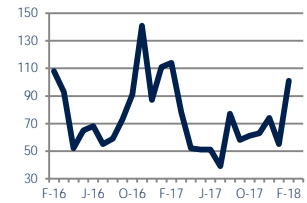
\$230,000



Up 18%  
Vs. Year Ago

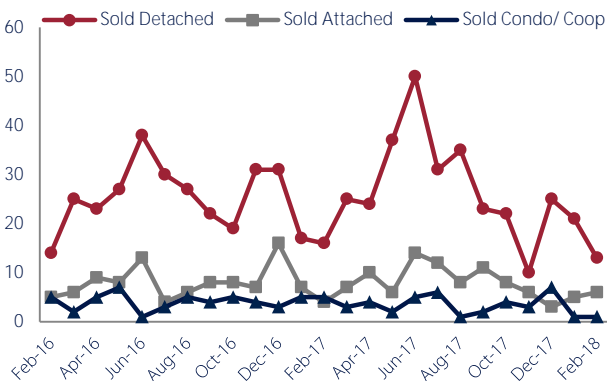
## Days On Market

101



Down -11%  
Vs. Year Ago

## Units Sold\*



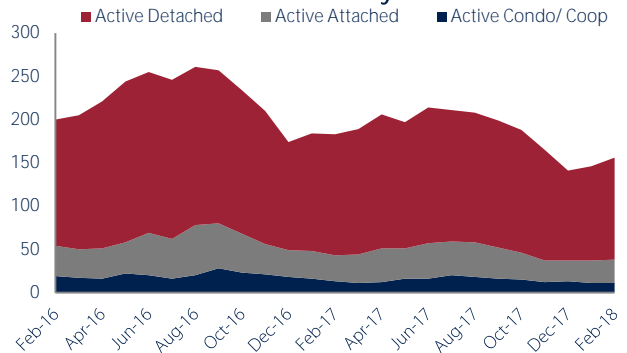
## Units Sold

There was a decrease in total units sold in February, with 20 sold this month in Voorhees and Gibbsoro versus 27 last month, a decrease of 26%. This month's total units sold was lower than at this time last year, a decrease of 20% versus February 2017.

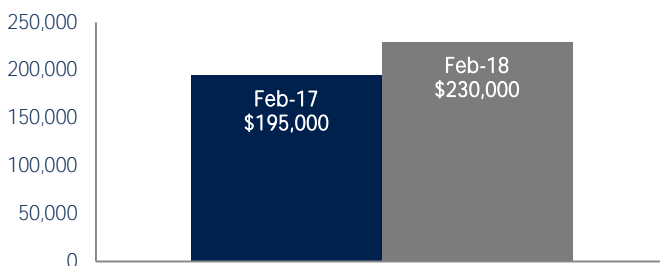
## Active Inventory

Versus last year, the total number of homes available this month is lower by 27 units or 15%. The total number of active inventory this February was 156 compared to 183 in February 2017. This month's total of 156 is higher than the previous month's total supply of available inventory of 146, an increase of 7%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last February, the median sale price for Voorhees and Gibbsoro Homes was \$195,000. This February, the median sale price was \$230,000, an increase of 18% or \$35,000 compared to last year. The current median sold price is 15% lower 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.



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 TRiND 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 TRiND or Long & Foster Real Estate, Inc.

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

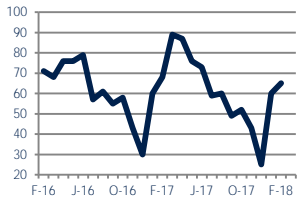




Zip Code(s): 08043 and 08026

### New Listings

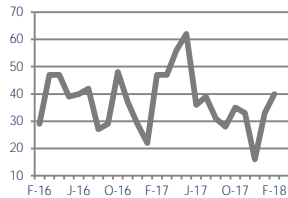
65



Down -4%  
Vs. Year Ago

### Current Contracts

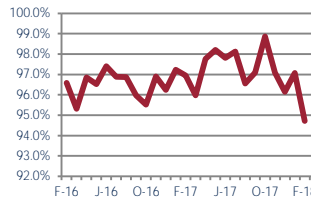
40



Down -15%  
Vs. Year Ago

### Sold Vs. List Price

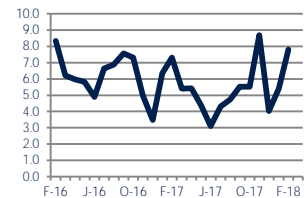
94.7%



Down -2.3%  
Vs. Year Ago

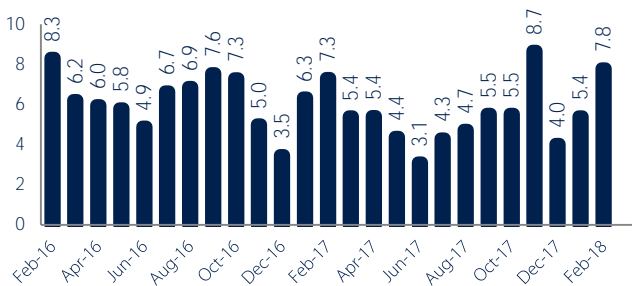
### Months of Supply

7.8



Up 7%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

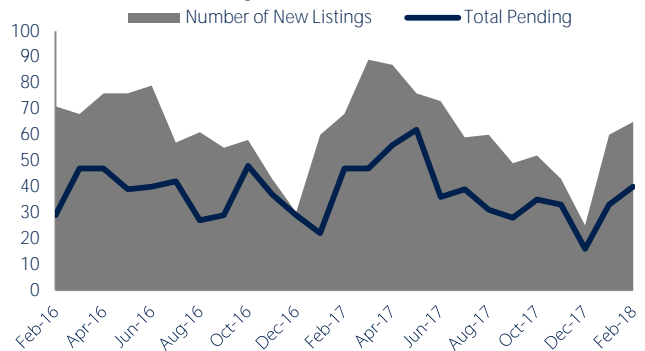
In February, there was 7.8 months of supply available in Voorhees and Gibbsoro, compared to 7.3 in February 2017. That is an increase of 7% versus a year ago.

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.

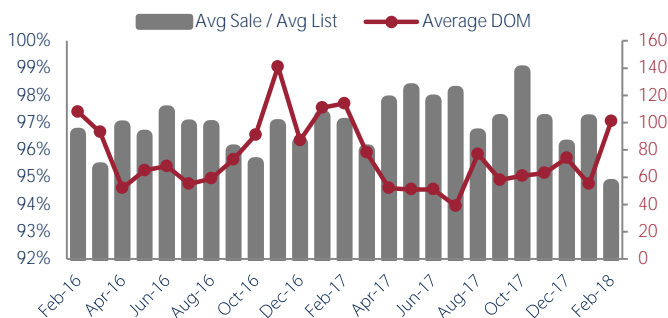
### New Listings & Current Contracts

This month there were 65 homes newly listed for sale in Voorhees and Gibbsoro compared to 68 in February 2017, a decrease of 4%. There were 40 current contracts pending sale this February compared to 47 a year ago. The number of current contracts is 15% lower than last February.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In February, the average sale price in Voorhees and Gibbsoro was 94.7% of the average list price, which is 2.2% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 101, lower than the average last year, which was 114, a decrease of 11%.



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