



The Long & Foster Market Minute™

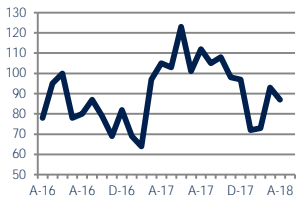
Focus On: Woodbury, Thorofare, and Somerdale Housing Market

April 2018

Zip Code(s): 08096, 08086, 08093, 08066, 08090, 08063 and 08097

Units Sold

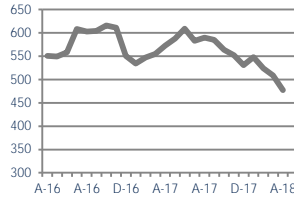
87



Down -17%
Vs. Year Ago

Active Inventory

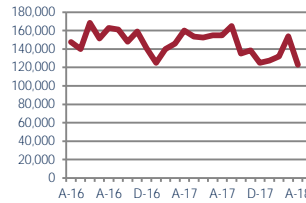
477



Down -17%
Vs. Year Ago

Median Sale Price

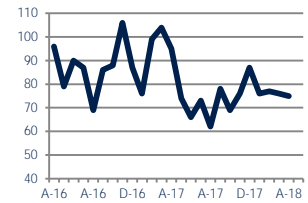
\$123,000



Down -23%
Vs. Year Ago

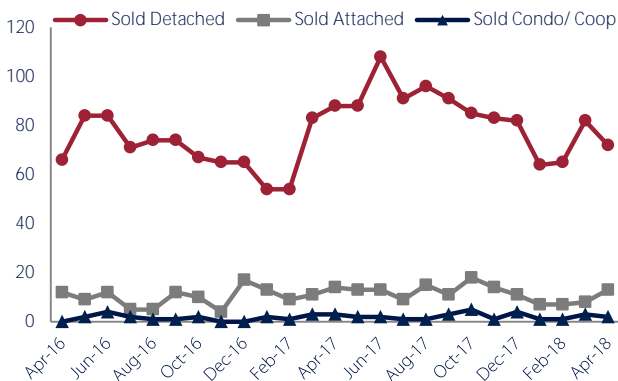
Days On Market

75



Down -21%
Vs. Year Ago

Units Sold*



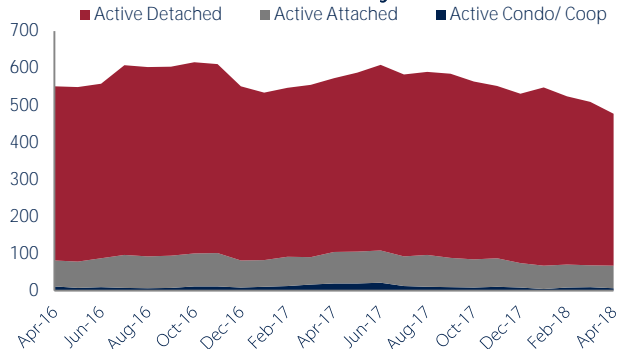
Units Sold

There was a decrease in total units sold in April, with 87 sold this month in Woodbury, Thorofare, and Somerdale versus 93 last month, a decrease of 6%. This month's total units sold was lower than at this time last year, a decrease of 17% versus April 2017.

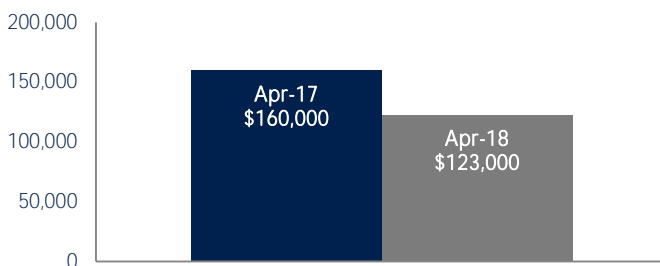
Active Inventory

Versus last year, the total number of homes available this month is lower by 96 units or 17%. The total number of active inventory this April was 477 compared to 573 in April 2017. This month's total of 477 is lower than the previous month's total supply of available inventory of 509, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Woodbury, Thorofare, and Somerdale Homes was \$160,000. This April, the median sale price was \$123,000, a decrease of 23% or \$37,000 compared to last year. The current median sold price is 20% 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.

Woodbury, Thorofare, and Somerdale are defined as properties listed in zip code/s 08096, 08086, 08093, 08066, 08090, 08063 and 08097.

*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





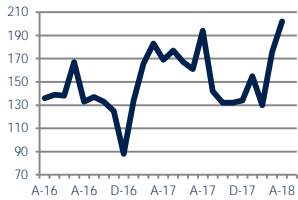
Focus On: Woodbury, Thorofare, and Somerdale Housing Market

April 2018

Zip Code(s): 08096, 08086, 08093, 08066, 08090, 08063 and 08097

New Listings

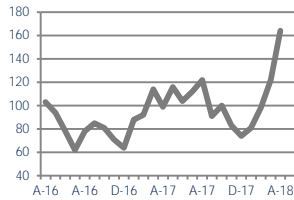
202



Up 20%
Vs. Year Ago

Current Contracts

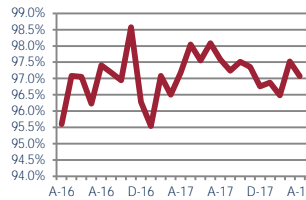
164



Up 66%
Vs. Year Ago

Sold Vs. List Price

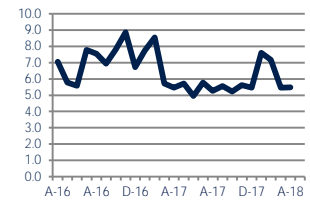
97.1%



No Change
Vs. Year Ago

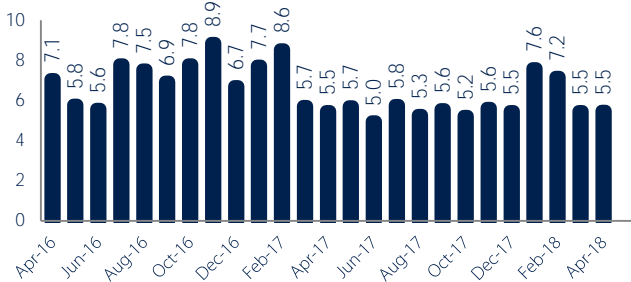
Months of Supply

5.5



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

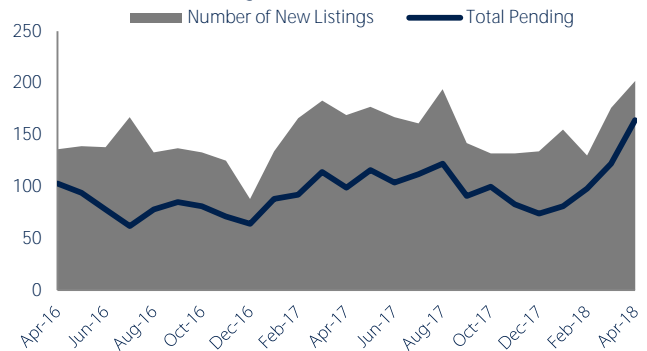
In April, there was 5.5 months of supply available in Woodbury, Thorofare, and Somerdale. The amount of supply is similar compared to a year ago.

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.

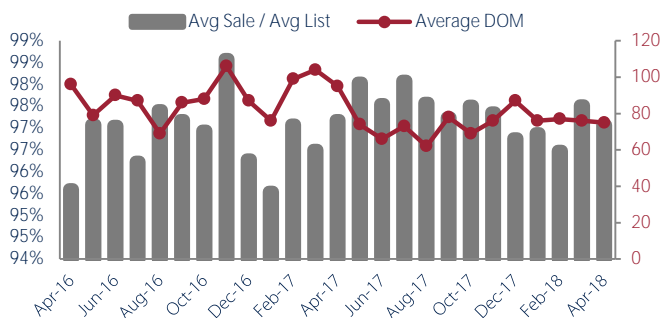
New Listings & Current Contracts

This month there were 202 homes newly listed for sale in Woodbury, Thorofare, and Somerdale compared to 169 in April 2017, an increase of 20%. There were 164 current contracts pending sale this April compared to 99 a year ago. The number of current contracts is 66% higher 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 Woodbury, Thorofare, and Somerdale was 97.1% 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 75, lower than the average last year, which was 95, a decrease of 21%.



Woodbury, Thorofare, and Somerdale are defined as properties listed in zip code/s 08096, 08086, 08093, 08066, 08090, 08063 and 08097.

*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.

