



# The Long & Foster Market Minute™

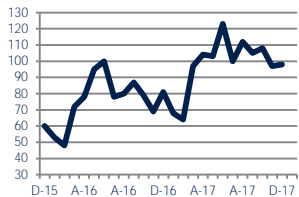
**Focus On:** Woodbury, Thorofare, and Somerdale Housing Market

December 2017

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

## Units Sold

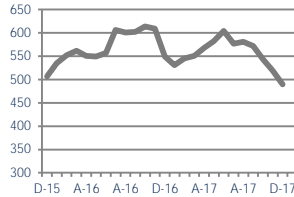
98



**Up 21%**  
Vs. Year Ago

## Active Inventory

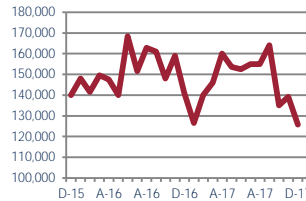
490



**Down -11%**  
Vs. Year Ago

## Median Sale Price

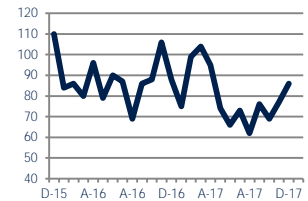
\$125,750



**Down -11%**  
Vs. Year Ago

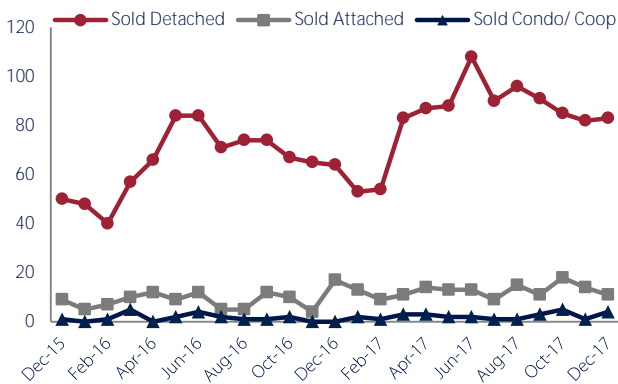
## Days On Market

86



**Down -2%**  
Vs. Year Ago

## Units Sold\*



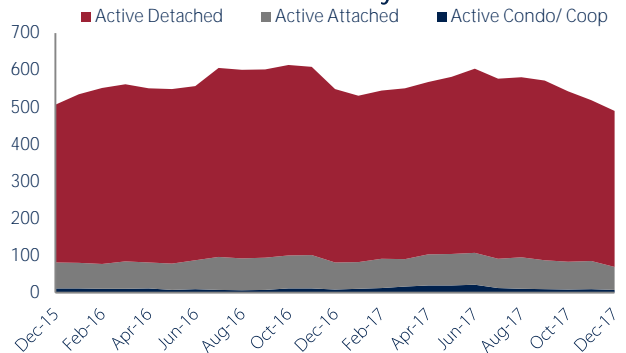
## Units Sold

There was an increase in total units sold in December, with 98 sold this month in Woodbury, Thorofare, and Somerdale versus 97 last month, an increase of 1%. This month's total units sold was higher than at this time last year, an increase of 21% versus December 2016.

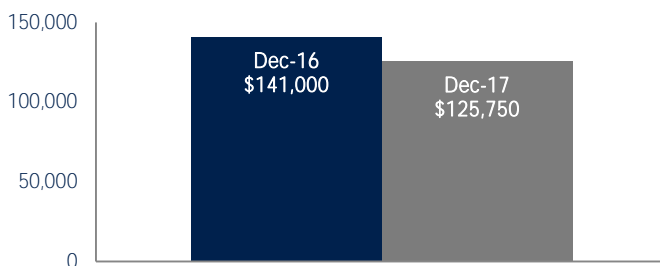
## Active Inventory

Versus last year, the total number of homes available this month is lower by 59 units or 11%. The total number of active inventory this December was 490 compared to 549 in December 2016. This month's total of 490 is lower than the previous month's total supply of available inventory of 519, a decrease of 6%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for Woodbury, Thorofare, and Somerdale Homes was \$141,000. This December, the median sale price was \$125,750, a decrease of 11% or \$15,250 compared to last year. The current median sold price is 10% 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.



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 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.



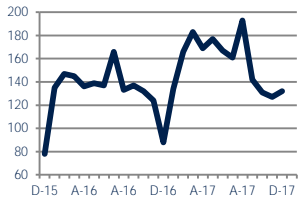
## Focus On: Woodbury, Thorofare, and Somerdale Housing Market

December 2017

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### New Listings

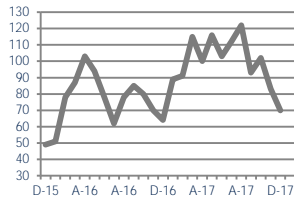
132



Up 50%  
Vs. Year Ago

### Current Contracts

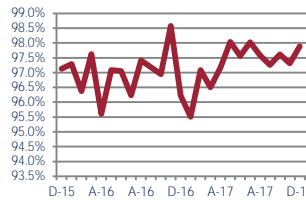
70



Up 9%  
Vs. Year Ago

### Sold Vs. List Price

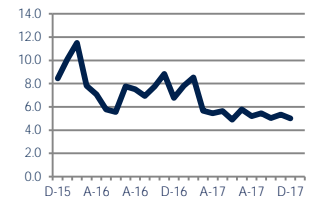
97.9%



Up 1.7%  
Vs. Year Ago

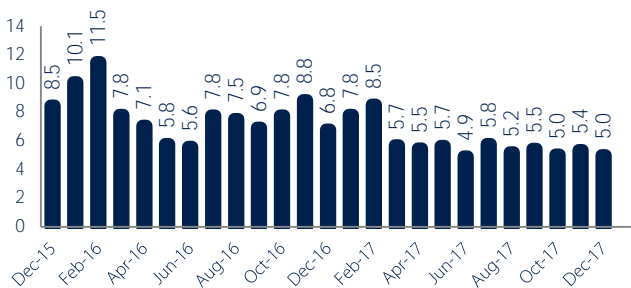
### Months of Supply

5.0



Down -26%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

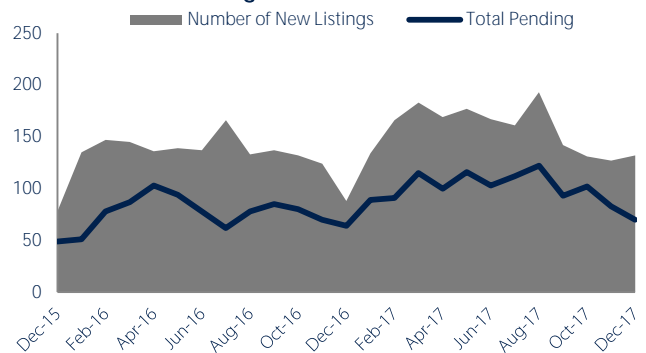
In December, there was 5.0 months of supply available in Woodbury, Thorofare, and Somerdale, compared to 6.8 in December 2016. That is a decrease of 26% versus a year ago.

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.

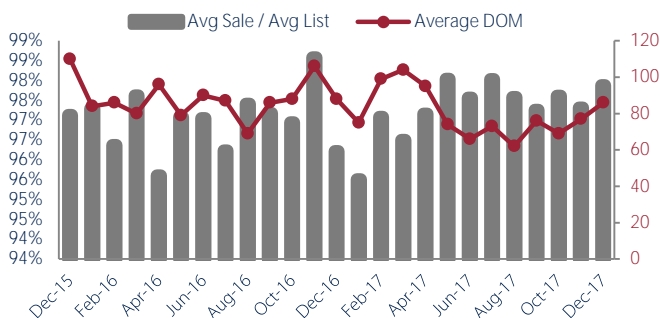
### New Listings & Current Contracts

This month there were 132 homes newly listed for sale in Woodbury, Thorofare, and Somerdale compared to 88 in December 2016, an increase of 50%. There were 70 current contracts pending sale this December compared to 64 a year ago. The number of current contracts is 9% higher 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 Woodbury, Thorofare, and Somerdale was 97.9% of the average list price, which is 1.7% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 86, lower than the average last year, which was 88, a decrease of 2%.



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