

THE LONG & FOSTER MARKET MINUTE™

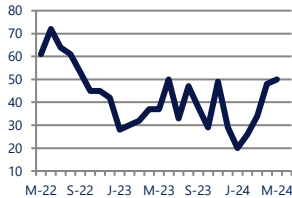
FOCUS ON: **BARCLAY , KINGSTON, AND CHERRY HILL HOUSING MARKET**

MAY 2024

Zip Code(s): 08034 and 08002

Units Sold

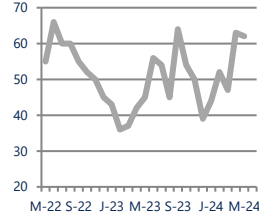
50



Up
Vs. Year Ago

Active Inventory

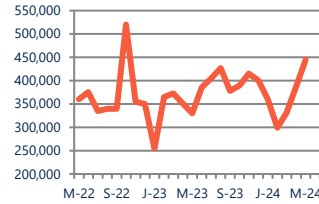
62



Up 38%
Vs. Year Ago

Median Sale Price

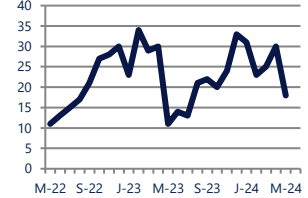
\$444,500



Up 35%
Vs. Year Ago

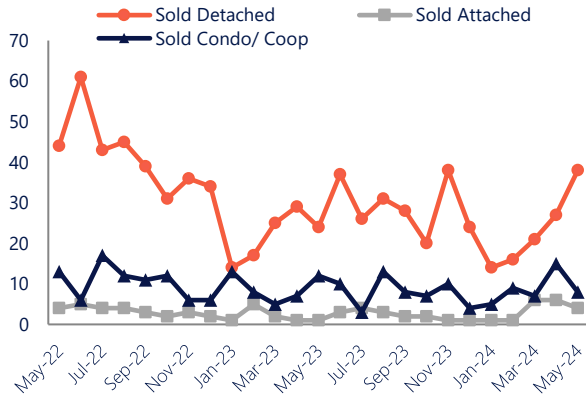
Days On Market

18



Up 64%
Vs. Year Ago

Units Sold*



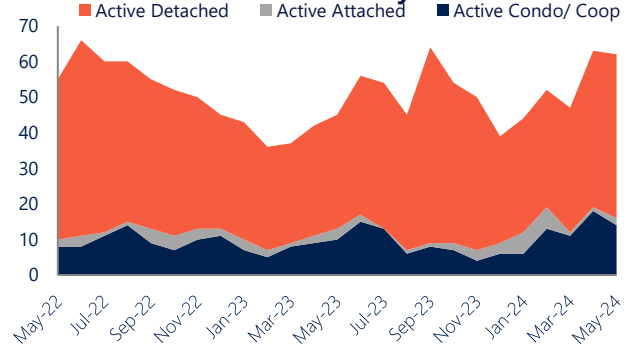
Units Sold

There was an increase in total units sold in May, with 50 sold this month in Barclay , Kingston, and Cherry Hill. This month's total units sold was higher than at this time last year.

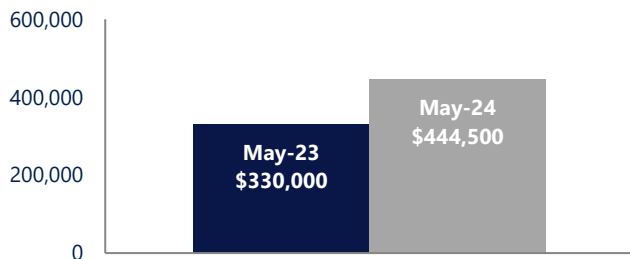
Active Inventory

Versus last year, the total number of homes available this month is higher by 17 units or 38%. The total number of active inventory this May was 62 compared to 45 in May 2023. This month's total of 62 is lower than the previous month's total supply of available inventory of 63, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Barclay , Kingston, and Cherry Hill Homes was \$330,000. This May, the median sale price was \$444,500, an increase of \$114,500 compared to last year. The current median sold price is higher than in April.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Barclay , Kingston, and Cherry Hill are defined as properties listed in zip code/s 08034 and 08002.

*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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.

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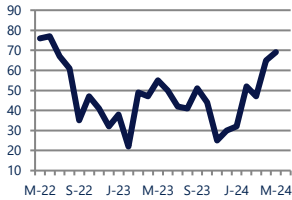
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MAY 2024

Zip Code(s): 08034 and 08002

New Listings

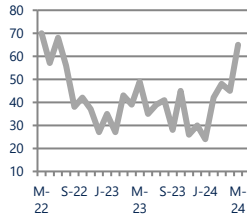
69



Up 25%
Vs. Year Ago

Current Contracts

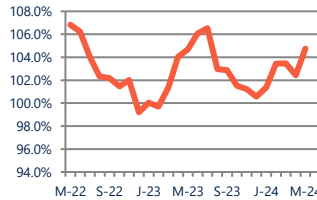
65



Up 33%
Vs. Year Ago

Sold Vs. List Price

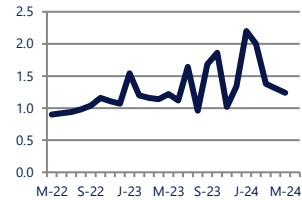
104.8%



No Change
Vs. Year Ago

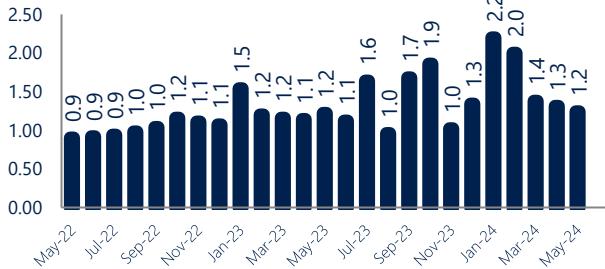
Months of Supply

1.2



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

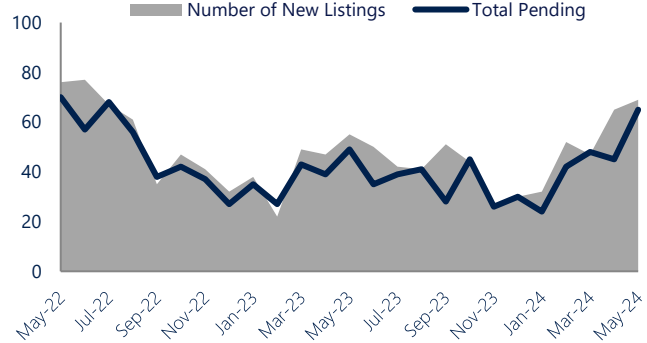
In May, there was 1.2 months of supply available in Barclay , Kingston, and Cherry Hill. The amount of supply is similar compared to a year ago.

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.

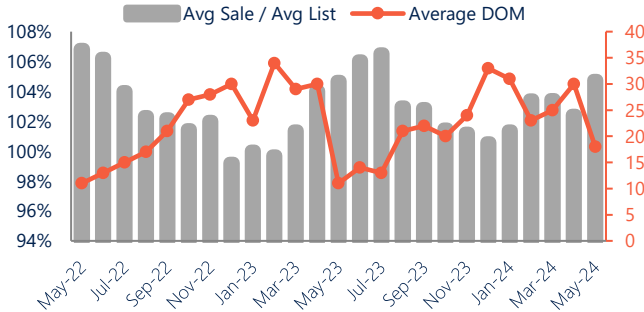
New Listings & Current Contracts

This month there were 69 homes newly listed for sale in Barclay , Kingston, and Cherry Hill compared to 55 in May 2023, an increase of 25%. There were 65 current contracts pending sale this May compared to 49 a year ago. The number of current contracts is 33% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Barclay , Kingston, and Cherry Hill was 104.8% 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 18, higher than the average last year, which was 11, an increase of 64%.

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