



The Long & Foster Market Minute™

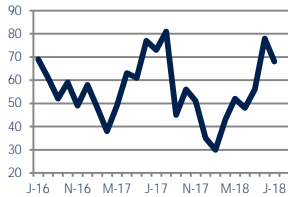
Focus On: Barclay, Kingston, and Cherry Hill Housing Market

July 2018

Zip Code(s): 08034 and 08002

Units Sold

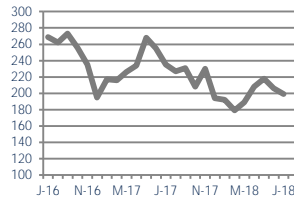
68



Down -7%
Vs. Year Ago

Active Inventory

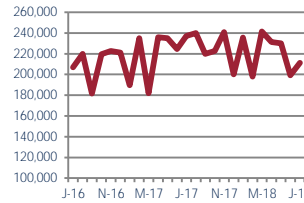
199



Down -15%
Vs. Year Ago

Median Sale Price

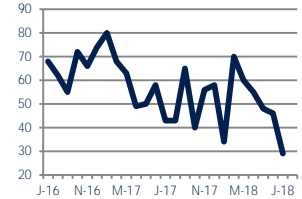
\$211,250



Down -11%
Vs. Year Ago

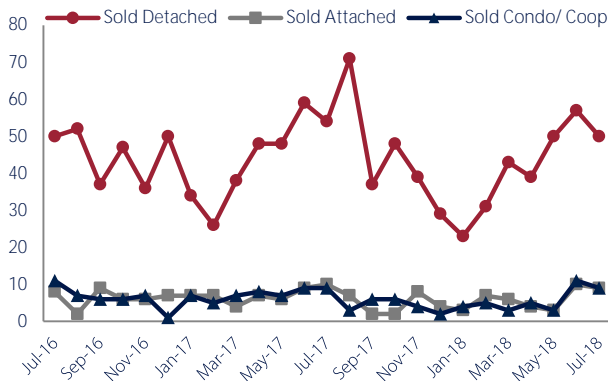
Days On Market

29



Down -33%
Vs. Year Ago

Units Sold*



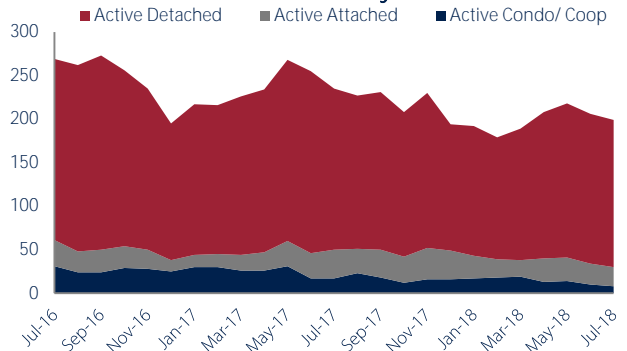
Units Sold

There was a decrease in total units sold in July, with 68 sold this month in Barclay, Kingston, and Cherry Hill versus 78 last month, a decrease of 13%. This month's total units sold was lower than at this time last year, a decrease of 7% versus July 2017.

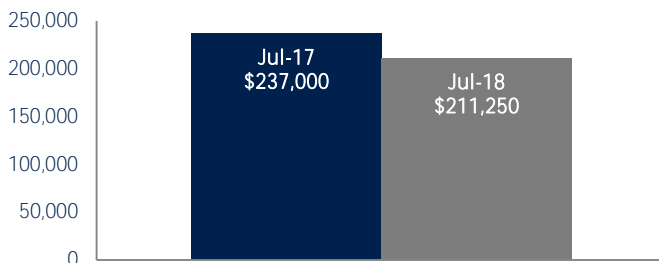
Active Inventory

Versus last year, the total number of homes available this month is lower by 36 units or 15%. The total number of active inventory this July was 199 compared to 235 in July 2017. This month's total of 199 is lower than the previous month's total supply of available inventory of 206, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Barclay, Kingston, and Cherry Hill Homes was \$237,000. This July, the median sale price was \$211,250, a decrease of 11% or \$25,750 compared to last year. The current median sold price is 6% higher than in June.

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 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



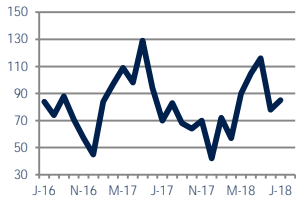
Focus On: Barclay , Kingston, and Cherry Hill Housing Market

July 2018

Zip Code(s): 08034 and 08002

New Listings

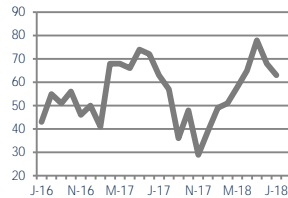
85



Up 21%
Vs. Year Ago

Current Contracts

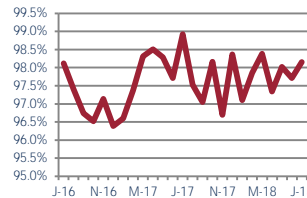
63



No Change
Vs. Year Ago

Sold Vs. List Price

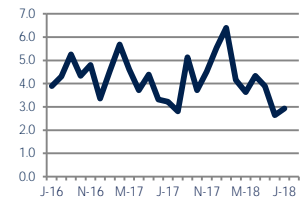
98.2%



Down -0.8%
Vs. Year Ago

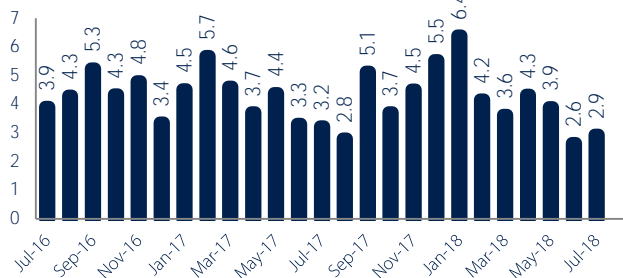
Months of Supply

2.9



Down -9%
Vs. Year Ago

Months Of Supply



Months of Supply

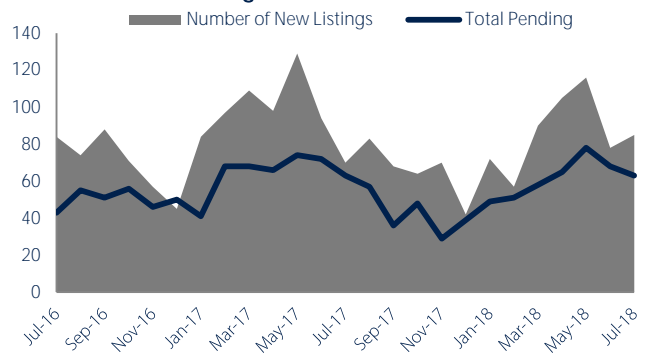
In July, there was 2.9 months of supply available in Barclay , Kingston, and Cherry Hill, compared to 3.2 in July 2017. That is a decrease of 9% versus a year ago.

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.

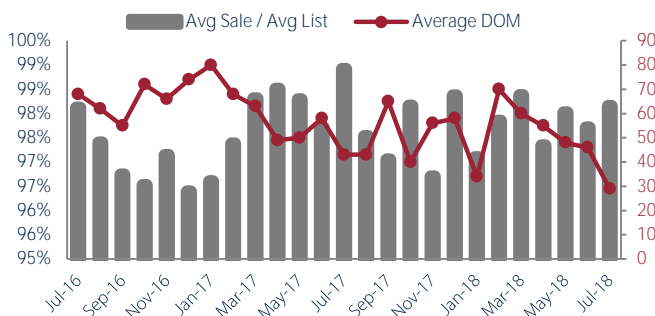
New Listings & Current Contracts

This month there were 85 homes newly listed for sale in Barclay , Kingston, and Cherry Hill compared to 70 in July 2017, an increase of 21%. There were 63 current contracts pending sale this July, consistent with the volume a year ago. The number of current contracts is 7% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Barclay , Kingston, and Cherry Hill was 98.2% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 29, lower than the average last year, which was 43, a decrease of 33%.

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