

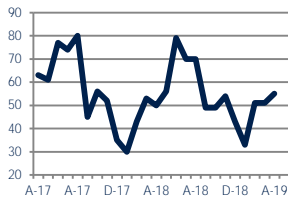
Focus On: Barclay , Kingston, and Cherry Hill Housing Market

April 2019

Zip Code(s): 08034 and 08002

Units Sold

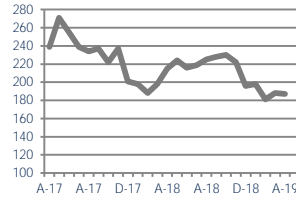
55



Up 10%
Vs. Year Ago

Active Inventory

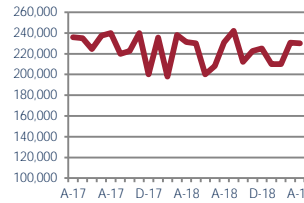
187



Down -13%
Vs. Year Ago

Median Sale Price

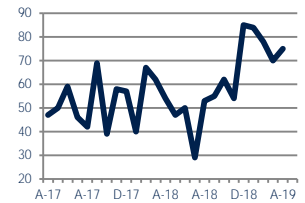
\$230,000



Down -1%
Vs. Year Ago

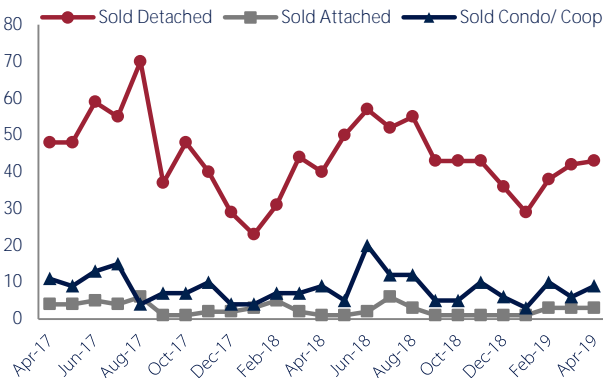
Days On Market

75



Up 39%
Vs. Year Ago

Units Sold*



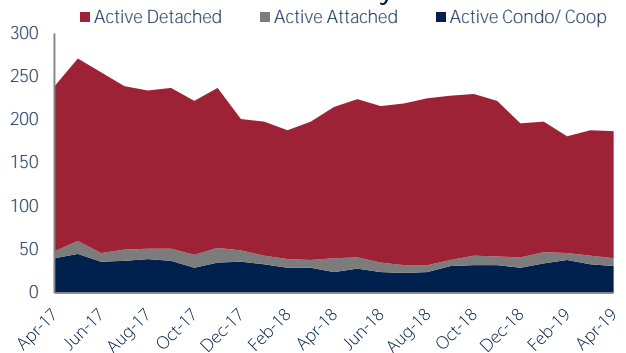
Units Sold

There was an increase in total units sold in April, with 55 sold this month in Barclay , Kingston, and Cherry Hill versus 51 last month, an increase of 8%. This month's total units sold was higher than at this time last year, an increase of 10% versus April 2018.

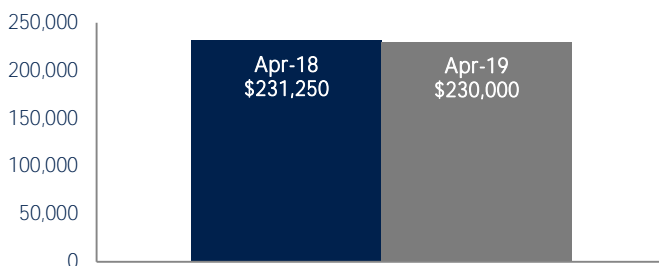
Active Inventory

Versus last year, the total number of homes available this month is lower by 28 units or 13%. The total number of active inventory this April was 187 compared to 215 in April 2018. This month's total of 187 is lower than the previous month's total supply of available inventory of 188, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Barclay , Kingston, and Cherry Hill Homes was \$231,250. This April, the median sale price was \$230,000, a decrease of 1% or \$1,250 compared to last year. The current median sold price is approximately the same as the median price in March.

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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE

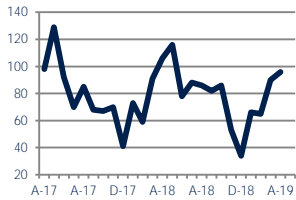




Zip Code(s): 08034 and 08002

New Listings

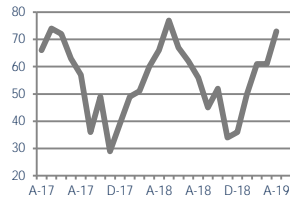
96



Down -9%
Vs. Year Ago

Current Contracts

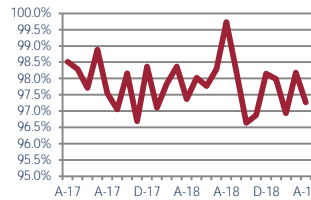
73



Up 11%
Vs. Year Ago

Sold Vs. List Price

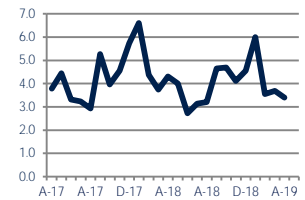
97.3%



No Change
Vs. Year Ago

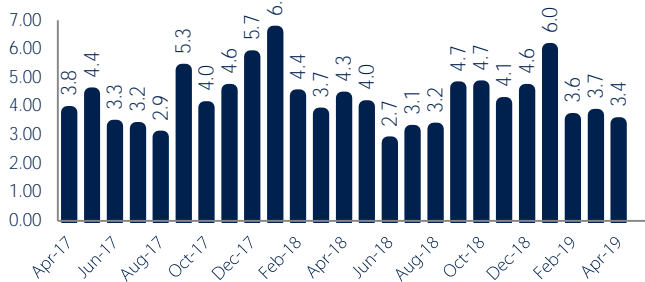
Months of Supply

3.4



Down -21%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

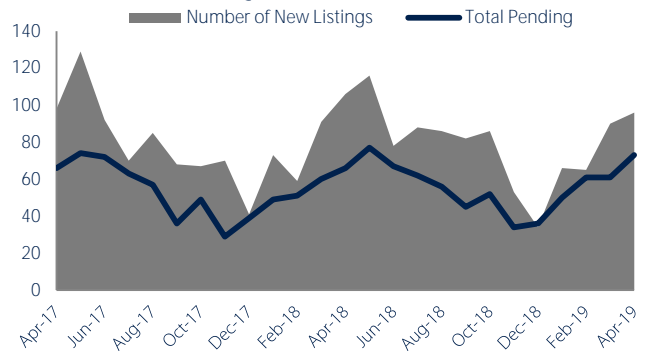
This month there were 96 homes newly listed for sale in Barclay, Kingston, and Cherry Hill compared to 106 in April 2018, a decrease of 9%. There were 73 current contracts pending sale this April compared to 66 a year ago. The number of current contracts is 11% higher than last April.

Months of Supply

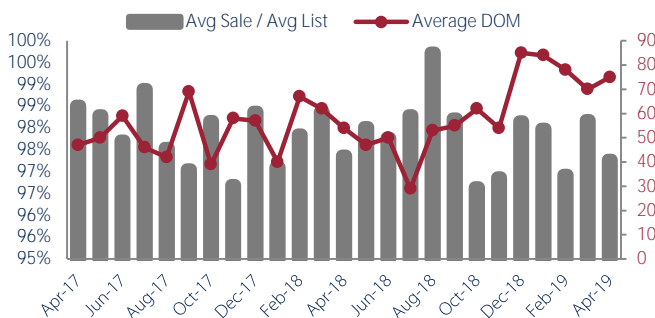
In April, there was 3.4 months of supply available in Barclay, Kingston, and Cherry Hill, compared to 4.3 in April 2018. That is a decrease of 21% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Barclay, Kingston, and Cherry Hill was 97.3% 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, higher than the average last year, which was 54, an increase of 39%.



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