



The Long & Foster Market Minute™

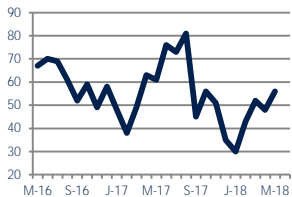
Focus On: **Barclay , Kingston, and Cherry Hill Housing Market**

May 2018

Zip Code(s): 08034 and 08002

Units Sold

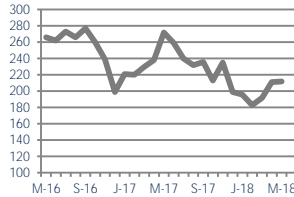
56



Down -8%
Vs. Year Ago

Active Inventory

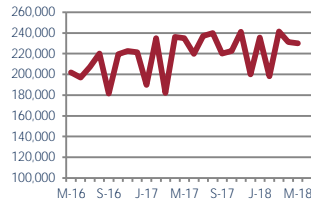
212



Down -22%
Vs. Year Ago

Median Sale Price

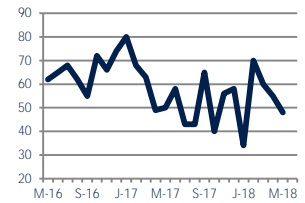
\$229,950



Down -2%
Vs. Year Ago

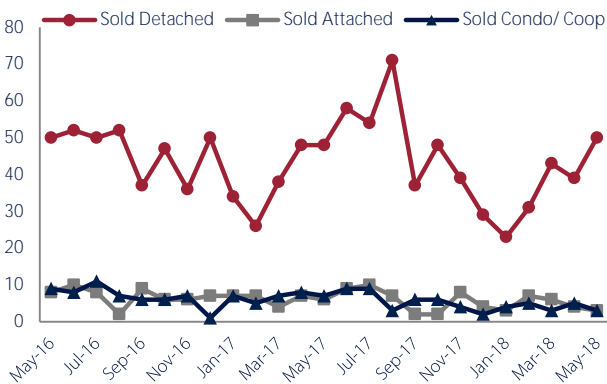
Days On Market

48



Down -4%
Vs. Year Ago

Units Sold*



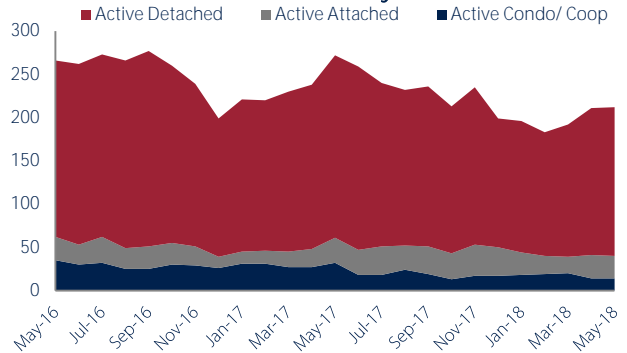
Units Sold

There was an increase in total units sold in May, with 56 sold this month in Barclay , Kingston, and Cherry Hill versus 48 last month, an increase of 17%. This month's total units sold was lower than at this time last year, a decrease of 8% versus May 2017.

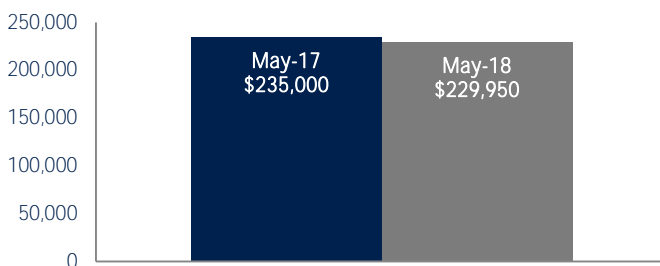
Active Inventory

Versus last year, the total number of homes available this month is lower by 60 units or 22%. The total number of active inventory this May was 212 compared to 272 in May 2017. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Barclay , Kingston, and Cherry Hill Homes was \$235,000. This May, the median sale price was \$229,950, a decrease of 2% or \$5,050 compared to last year. The current median sold price is 1% lower 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 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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE

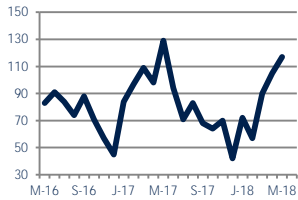




Zip Code(s): 08034 and 08002

New Listings

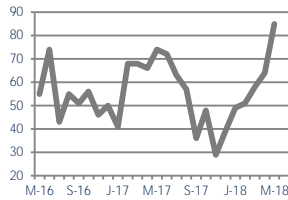
117



Down -9%
Vs. Year Ago

Current Contracts

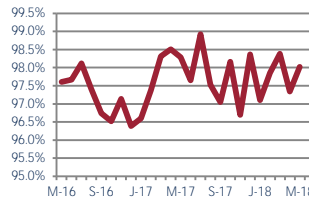
85



Up 15%
Vs. Year Ago

Sold Vs. List Price

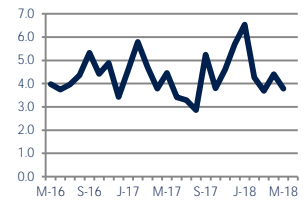
98.0%



No Change
Vs. Year Ago

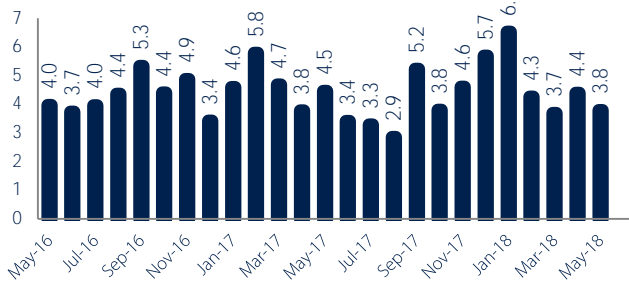
Months of Supply

3.8



Down -15%
Vs. Year Ago

Months Of Supply



Months of Supply

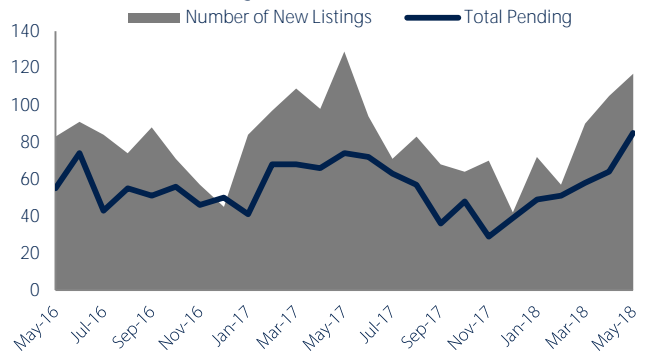
In May, there was 3.8 months of supply available in Barclay , Kingston, and Cherry Hill, compared to 4.5 in May 2017. That is a decrease of 15% versus a year ago.

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.

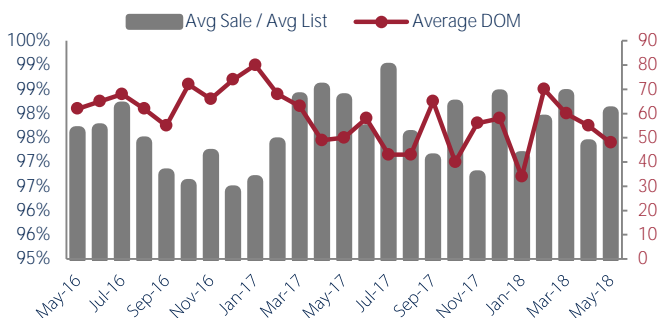
New Listings & Current Contracts

This month there were 117 homes newly listed for sale in Barclay , Kingston, and Cherry Hill compared to 129 in May 2017, a decrease of 9%. There were 85 current contracts pending sale this May compared to 74 a year ago. The number of current contracts is 15% 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 98.0% 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 48, lower than the average last year, which was 50, a decrease of 4%.



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