



The Long & Foster Market Minute™

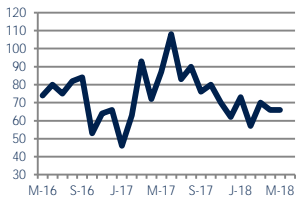
Focus On: Browns Mill, Vincentown, and Permberton Housing Market

May 2018

Zip Code(s): 08015, 08088, 08068, 08019, 08041, 08064, 08224 and 08641

Units Sold

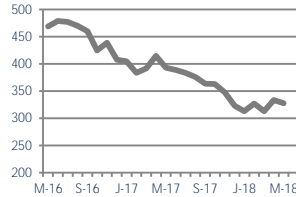
66



Down -24%
Vs. Year Ago

Active Inventory

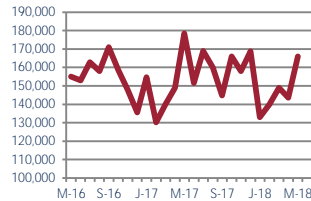
328



Down -17%
Vs. Year Ago

Median Sale Price

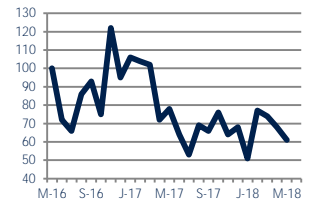
\$166,000



Down -7%
Vs. Year Ago

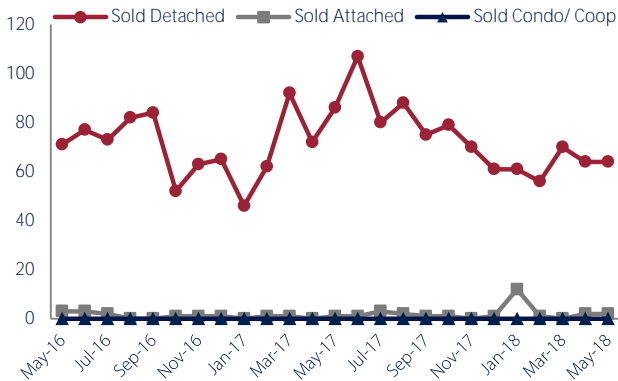
Days On Market

61



Down -22%
Vs. Year Ago

Units Sold*



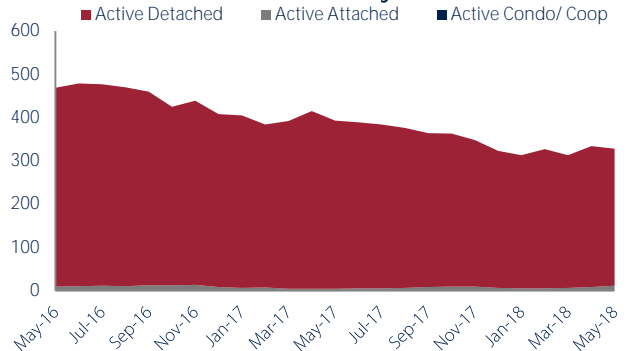
Units Sold

The number of units sold remained stable in May, with 66 sold this month in Browns Mill, Vincentown, and Permberton. This month's total units sold was lower than at this time last year, a decrease of 24% versus May 2017.

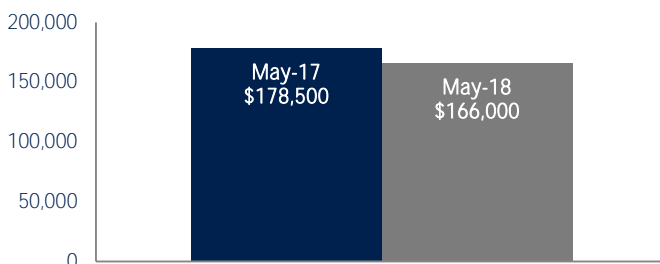
Active Inventory

Versus last year, the total number of homes available this month is lower by 65 units or 17%. The total number of active inventory this May was 328 compared to 393 in May 2017. This month's total of 328 is lower than the previous month's total supply of available inventory of 334, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Browns Mill, Vincentown, and Permberton Homes was \$178,500. This May, the median sale price was \$166,000, a decrease of 7% or \$12,500 compared to last year. The current median sold price is 16% 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.



Browns Mill, Vincentown, and Permberton are defined as properties listed in zip code/s 08015, 08088, 08068, 08019, 08041, 08064, 08224 and 08641.

*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.

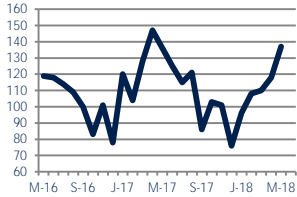
Information included in this report is based on data supplied by TREND and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of TREND or Long & Foster Real Estate, Inc.



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New Listings

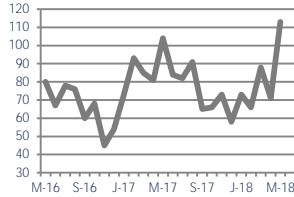
137



Up 1%
Vs. Year Ago

Current Contracts

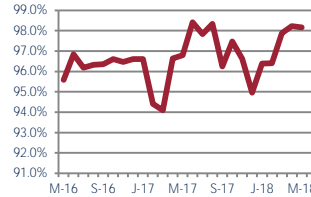
113



Up 9%
Vs. Year Ago

Sold Vs. List Price

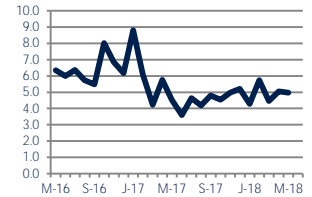
98.2%



Up 1.4%
Vs. Year Ago

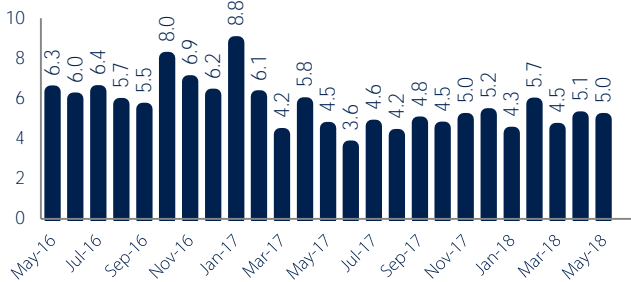
Months of Supply

5.0



Up 10%
Vs. Year Ago

Months Of Supply



Months of Supply

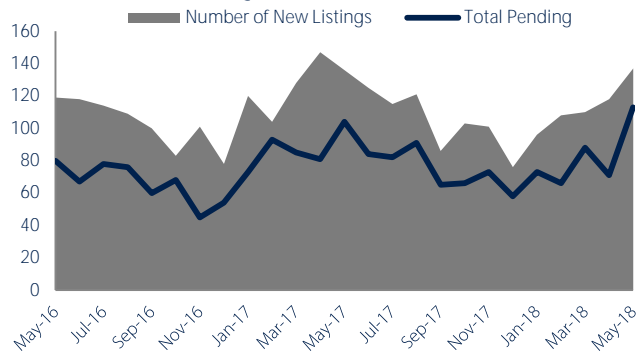
In May, there was 5.0 months of supply available in Browns Mill, Vincentown, and Permberton, compared to 4.5 in May 2017. That is an increase of 10% versus a year ago.

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.

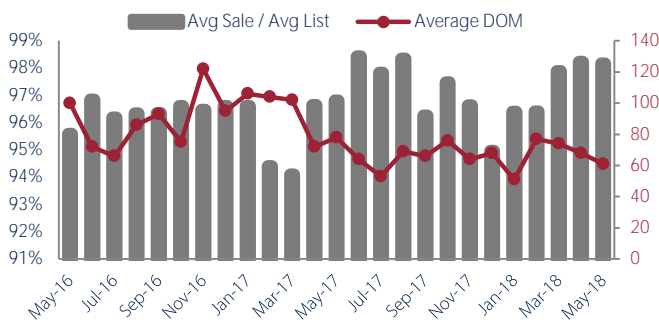
New Listings & Current Contracts

This month there were 137 homes newly listed for sale in Browns Mill, Vincentown, and Permberton compared to 136 in May 2017, an increase of 1%. There were 113 current contracts pending sale this May compared to 104 a year ago. The number of current contracts is 9% 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 Browns Mill, Vincentown, and Permberton was 98.2% of the average list price, which is 1.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 61, lower than the average last year, which was 78, a decrease of 22%.



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