

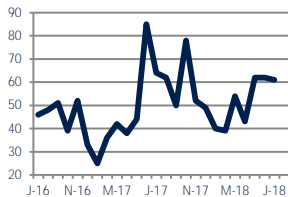
Focus On: Delran, Riverside, and Beverly Housing Market

July 2018

Zip Code(s): 08075 and 08010

Units Sold

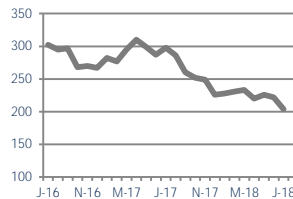
61



Down -5%
Vs. Year Ago

Active Inventory

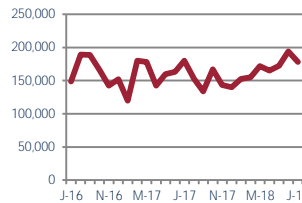
204



Down -32%
Vs. Year Ago

Median Sale Price

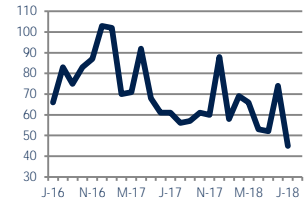
\$178,000



Down -1%
Vs. Year Ago

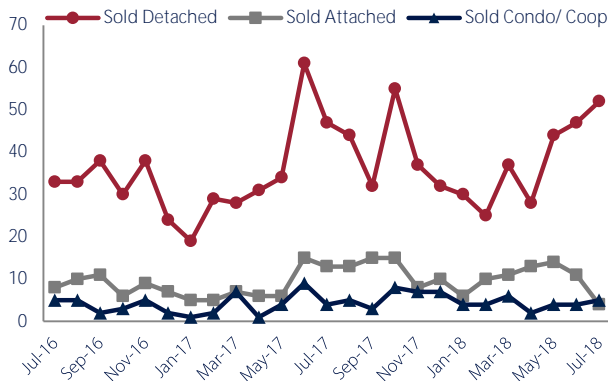
Days On Market

45



Down -26%
Vs. Year Ago

Units Sold*



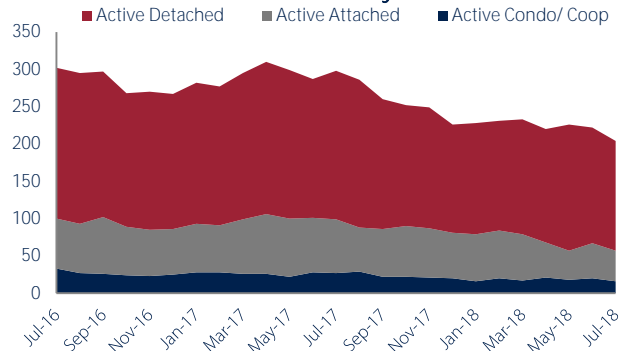
Units Sold

There was a decrease in total units sold in July, with 61 sold this month in Delran, Riverside, and Beverly versus 62 last month, a decrease of 2%. This month's total units sold was lower than at this time last year, a decrease of 5% versus July 2017.

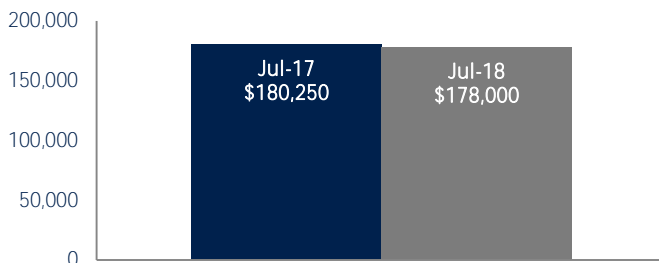
Active Inventory

Versus last year, the total number of homes available this month is lower by 94 units or 32%. The total number of active inventory this July was 204 compared to 298 in July 2017. This month's total of 204 is lower than the previous month's total supply of available inventory of 222, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Delran, Riverside, and Beverly Homes was \$180,250. This July, the median sale price was \$178,000, a decrease of 1% or \$2,250 compared to last year. The current median sold price is 8% lower 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.

Delran, Riverside, and Beverly are defined as properties listed in zip code/s 08075 and 08010.

*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.



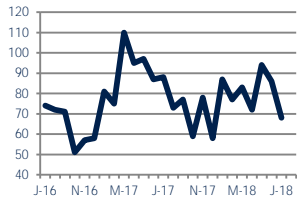
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New Listings

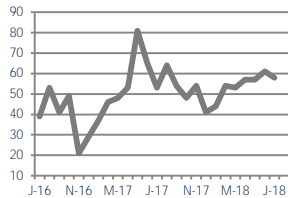
68



Down -23%
Vs. Year Ago

Current Contracts

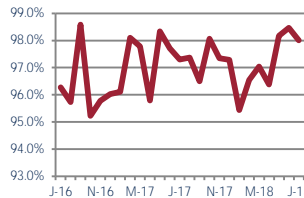
58



Up 9%
Vs. Year Ago

Sold Vs. List Price

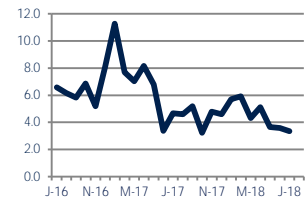
98.0%



Up 0.7%
Vs. Year Ago

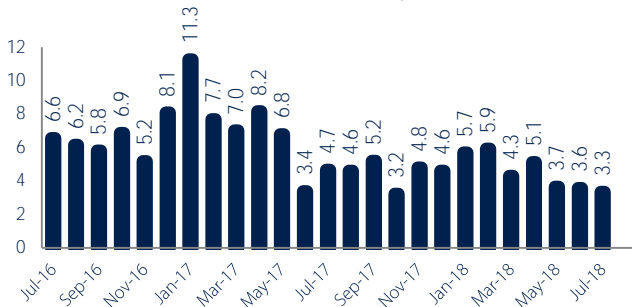
Months of Supply

3.3



Down -28%
Vs. Year Ago

Months Of Supply



Months of Supply

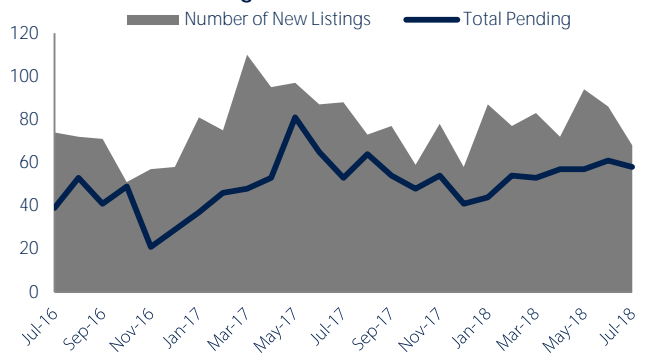
In July, there was 3.3 months of supply available in Delran, Riverside, and Beverly, compared to 4.7 in July 2017. That is a decrease of 28% versus a year ago.

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.

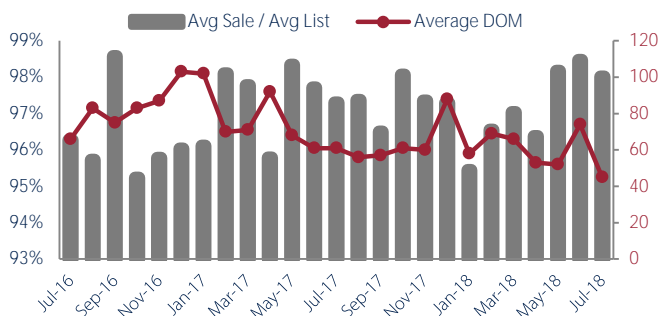
New Listings & Current Contracts

This month there were 68 homes newly listed for sale in Delran, Riverside, and Beverly compared to 88 in July 2017, a decrease of 23%. There were 58 current contracts pending sale this July compared to 53 a year ago. The number of current contracts is 9% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Delran, Riverside, and Beverly was 98.0% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 45, lower than the average last year, which was 61, a decrease of 26%.



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