



The Long & Foster Market Minute™

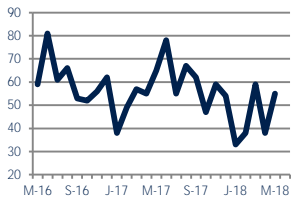
Focus On: Glassboro, Franklinville, and Clayton Housing Market

May 2018

Zip Code(s): 08028, 08322, 08312, 08344 and 08328

Units Sold

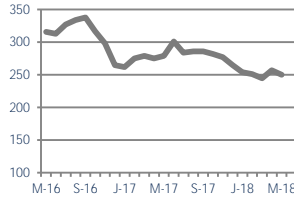
55



Down -15%
Vs. Year Ago

Active Inventory

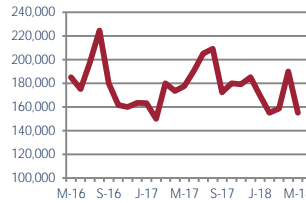
250



Down -10%
Vs. Year Ago

Median Sale Price

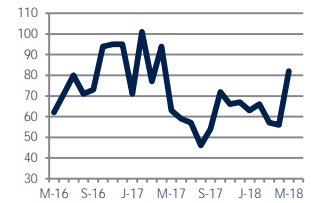
\$155,000



Down -13%
Vs. Year Ago

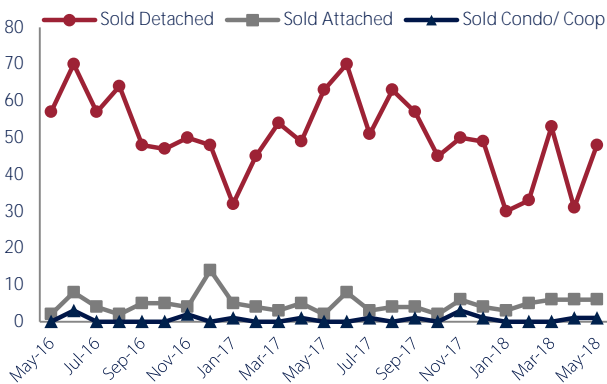
Days On Market

82



Up 30%
Vs. Year Ago

Units Sold*



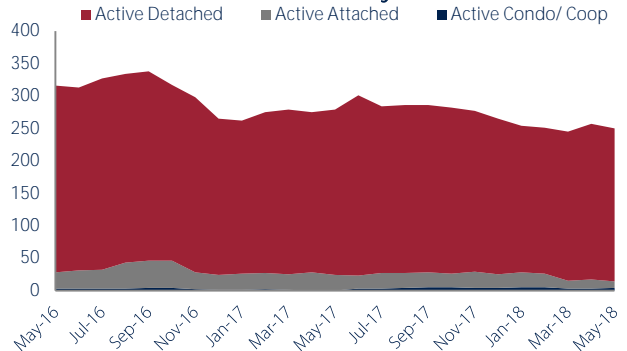
Units Sold

There was an increase in total units sold in May, with 55 sold this month in Glassboro, Franklinville, and Clayton. This month's total units sold was lower than at this time last year.

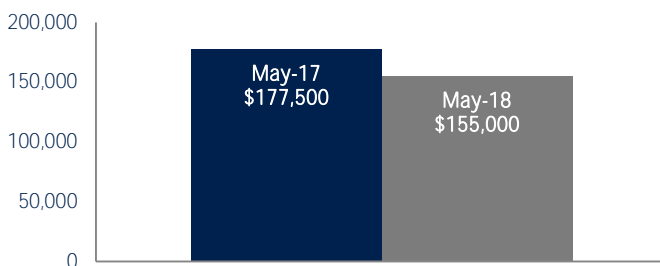
Active Inventory

Versus last year, the total number of homes available this month is lower by 29 units or 10%. The total number of active inventory this May was 250 compared to 279 in May 2017. This month's total of 250 is lower than the previous month's total supply of available inventory of 257, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Glassboro, Franklinville, and Clayton Homes was \$177,500. This May, the median sale price was \$155,000, a decrease of 13% or \$22,500 compared to last year. The current median sold price is 18% 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.



Glassboro, Franklinville, and Clayton are defined as properties listed in zip code/s 08028, 08322, 08312, 08344 and 08328.

*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.

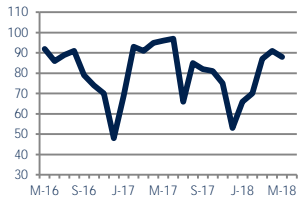




Zip Code(s): 08028, 08322, 08312, 08344 and 08328

New Listings

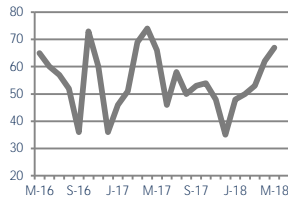
88



Down -8%
Vs. Year Ago

Current Contracts

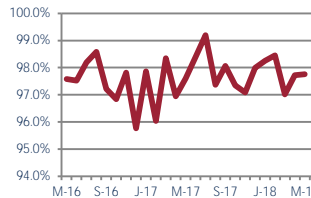
67



Up 2%
Vs. Year Ago

Sold Vs. List Price

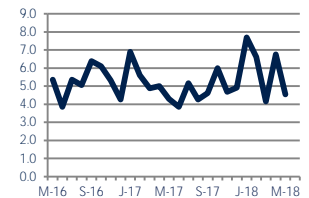
97.8%



No Change
Vs. Year Ago

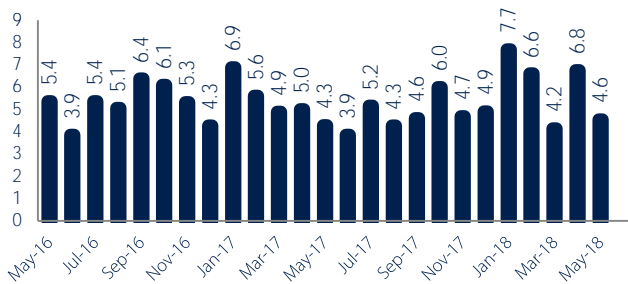
Months of Supply

4.6



Up 6%
Vs. Year Ago

Months Of Supply



Months of Supply

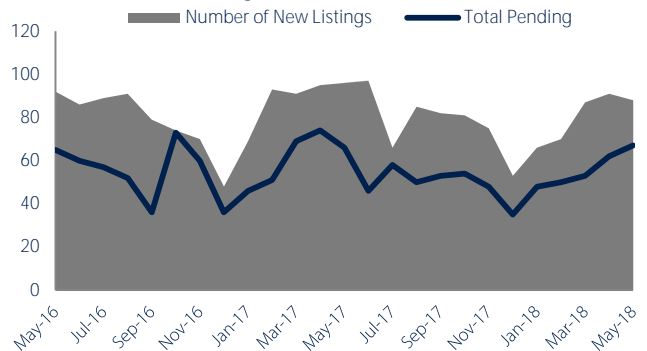
In May, there was 4.5 months of supply available in Glassboro, Franklinville, and Clayton, compared to 4.3 in May 2017. That is an increase of 6% versus a year ago.

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.

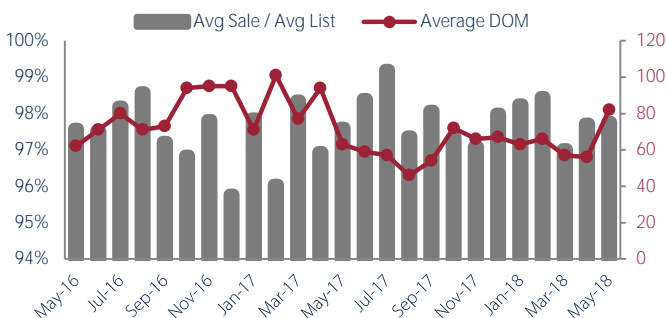
New Listings & Current Contracts

This month there were 88 homes newly listed for sale in Glassboro, Franklinville, and Clayton compared to 96 in May 2017, a decrease of 8%. There were 67 current contracts pending sale this May compared to 66 a year ago. The number of current contracts is 2% 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 Glassboro, Franklinville, and Clayton was 97.8% 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 82, higher than the average last year, which was 63, an increase of 30%.



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