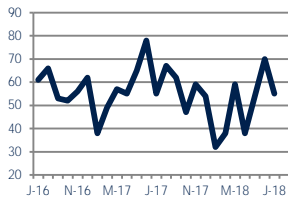


Zip Code(s): 08028, 08322, 08312, 08344 and 08328

Units Sold

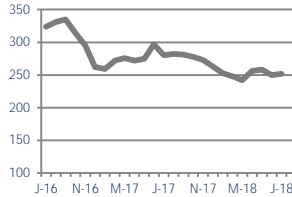
55



No Change
Vs. Year Ago

Active Inventory

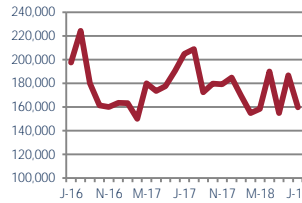
252



Down -10%
Vs. Year Ago

Median Sale Price

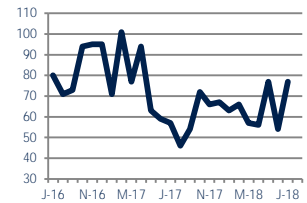
\$159,900



Down -22%
Vs. Year Ago

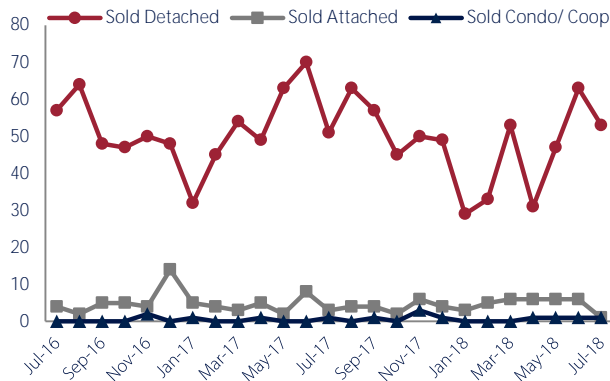
Days On Market

77



Up 35%
Vs. Year Ago

Units Sold*



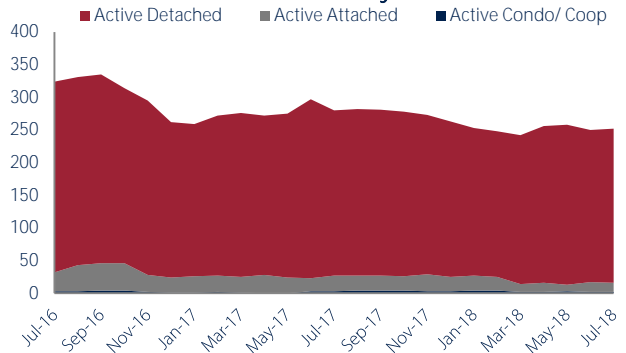
Units Sold

There was a decrease in total units sold in July, with 55 sold this month in Glassboro, Franklinville, and Clayton, a decrease of 21%. This month's total units sold is similar compared to a year ago.

Active Inventory

Versus last year, the total number of homes available this month is lower by 28 units or 10%. The total number of active inventory this July was 252 compared to 280 in July 2017. This month's total of 252 is higher than the previous month's total supply of available inventory of 250, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Glassboro, Franklinville, and Clayton Homes was \$205,000. This July, the median sale price was \$159,900, a decrease of 22% or \$45,100 compared to last year. The current median sold price is 14% 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.

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.



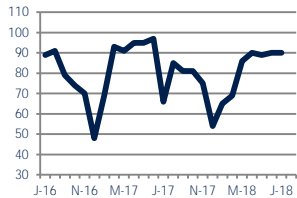
Focus On: Glassboro, Franklinville, and Clayton Housing Market

July 2018

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

New Listings

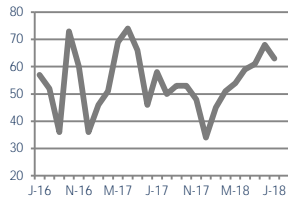
90



Up 36%
Vs. Year Ago

Current Contracts

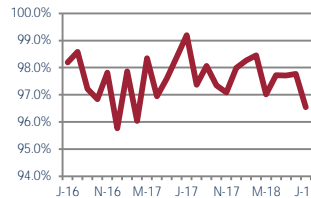
63



Up 9%
Vs. Year Ago

Sold Vs. List Price

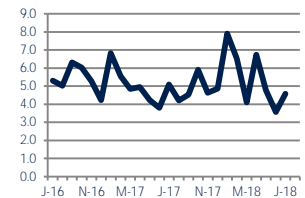
96.5%



Down -2.7%
Vs. Year Ago

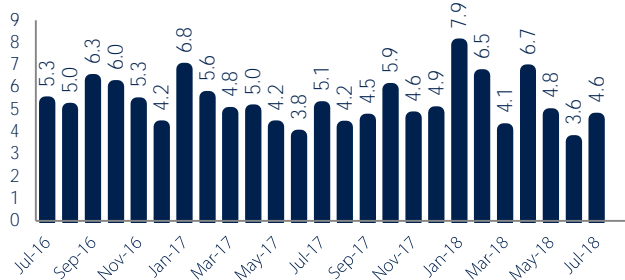
Months of Supply

4.6



Down -10%
Vs. Year Ago

Months Of Supply



Months of Supply

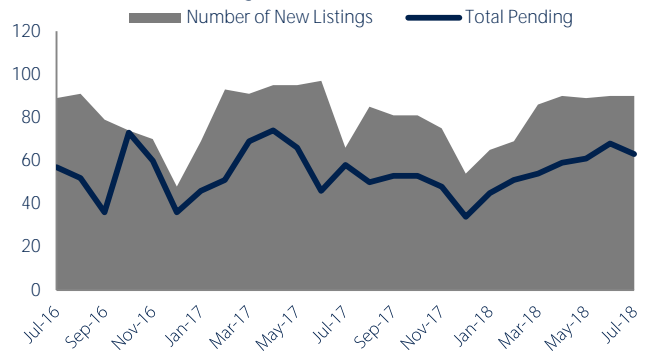
In July, there was 4.6 months of supply available in Glassboro, Franklinville, and Clayton, compared to 5.1 in July 2017. That is a decrease of 10% versus a year ago.

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.

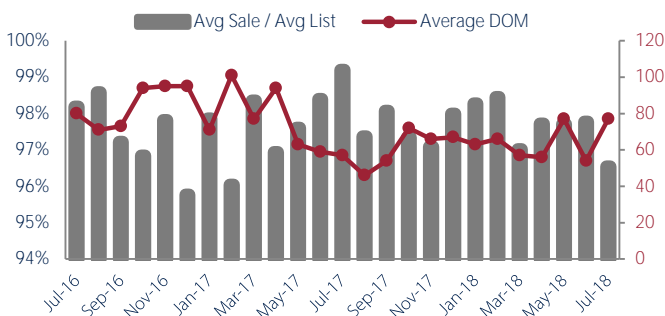
New Listings & Current Contracts

This month there were 90 homes newly listed for sale in Glassboro, Franklinville, and Clayton compared to 66 in July 2017, an increase of 36%. There were 63 current contracts pending sale this July compared to 58 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 Glassboro, Franklinville, and Clayton was 96.5% of the average list price, which is 2.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 77, higher than the average last year, which was 57, an increase of 35%.



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