



The Long & Foster Market Minute™

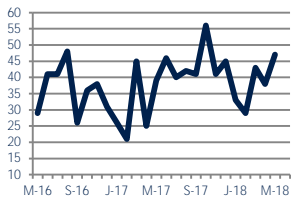
Focus On: Gloucester City and Mount Ephraim Housing Market

May 2018

Zip Code(s): 08104, 08030 and 08059

Units Sold

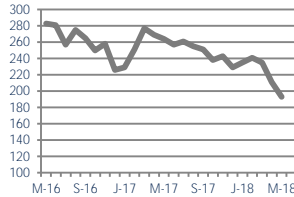
47



Up 21%
Vs. Year Ago

Active Inventory

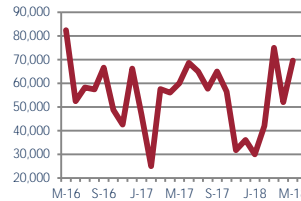
193



Down -27%
Vs. Year Ago

Median Sale Price

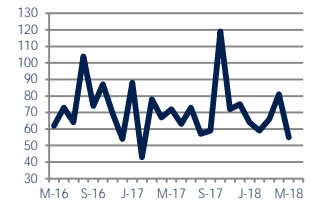
\$69,500



Up 16%
Vs. Year Ago

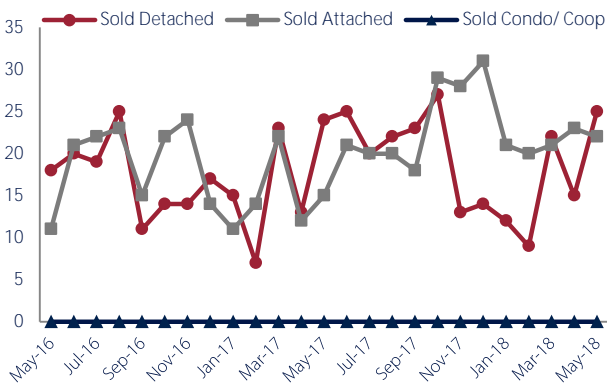
Days On Market

55



Down -24%
Vs. Year Ago

Units Sold*



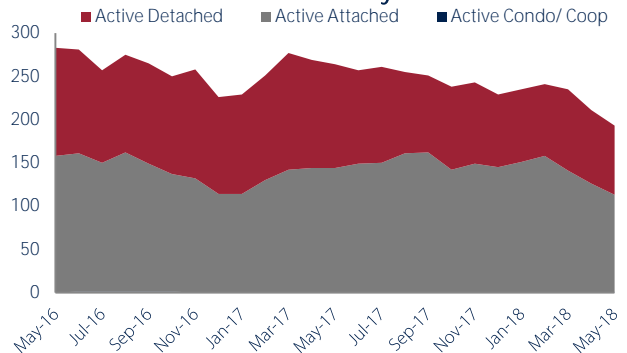
Units Sold

There was an increase in total units sold in May, with 47 sold this month in Gloucester City and Mount Ephraim versus 38 last month, an increase of 24%. This month's total units sold was higher than at this time last year, an increase of 21% versus May 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 71 units or 27%. The total number of active inventory this May was 193 compared to 264 in May 2017. This month's total of 193 is lower than the previous month's total supply of available inventory of 211, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Gloucester City and Mount Ephraim Homes was \$60,000. This May, the median sale price was \$69,500, an increase of \$9,500 compared to last year. The current median sold price is 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.

Gloucester City and Mount Ephraim are defined as properties listed in zip code/s 08104, 08030 and 08059.

*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



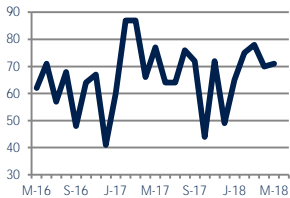
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May 2018

Zip Code(s): 08104, 08030 and 08059

New Listings

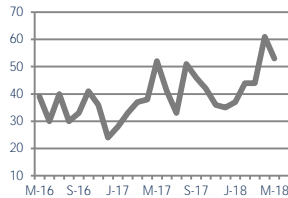
71



Down -8%
Vs. Year Ago

Current Contracts

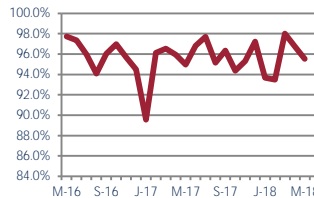
53



Up 2%
Vs. Year Ago

Sold Vs. List Price

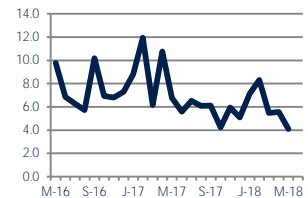
95.5%



Up 0.6%
Vs. Year Ago

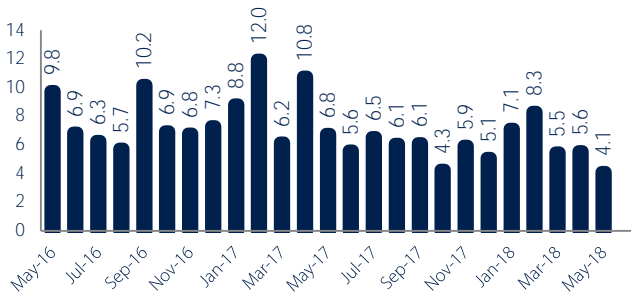
Months of Supply

4.1



Down -39%
Vs. Year Ago

Months Of Supply



Months of Supply

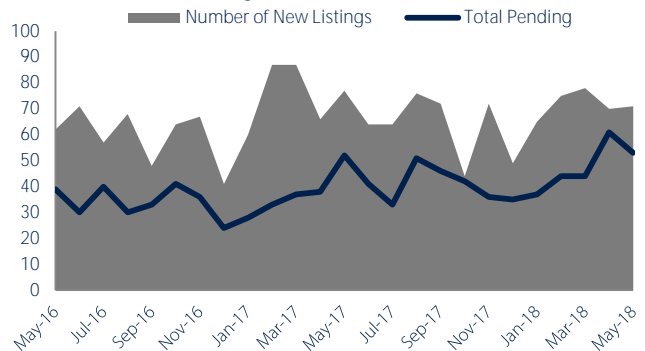
In May, there was 4.1 months of supply available in Gloucester City and Mount Ephraim, compared to 6.8 in May 2017. That is a decrease of 39% versus a year ago.

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.

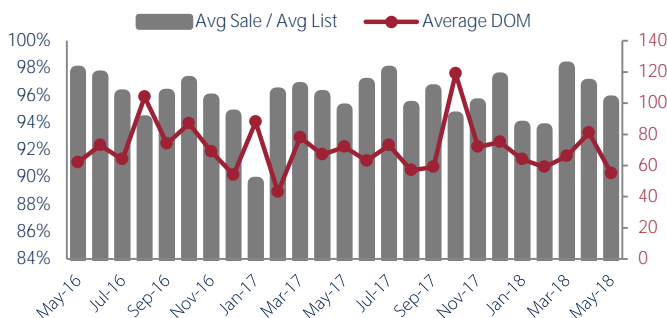
New Listings & Current Contracts

This month there were 71 homes newly listed for sale in Gloucester City and Mount Ephraim compared to 77 in May 2017, a decrease of 8%. There were 53 current contracts pending sale this May compared to 52 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 Gloucester City and Mount Ephraim was 95.5% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 55, lower than the average last year, which was 72, a decrease of 24%.



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