



The Long & Foster Market Minute™

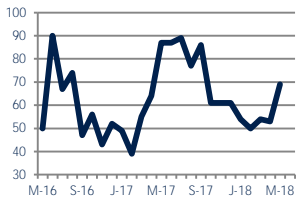
Focus On: Marlton and Evesham Township Housing Market

May 2018

Zip Code(s): 08053

Units Sold

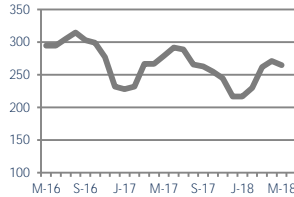
69



Down -21%
Vs. Year Ago

Active Inventory

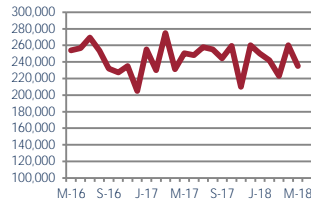
265



Down -5%
Vs. Year Ago

Median Sale Price

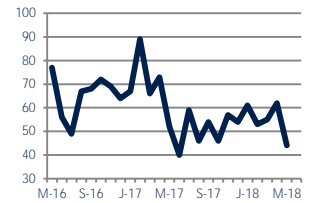
\$235,000



Down -6%
Vs. Year Ago

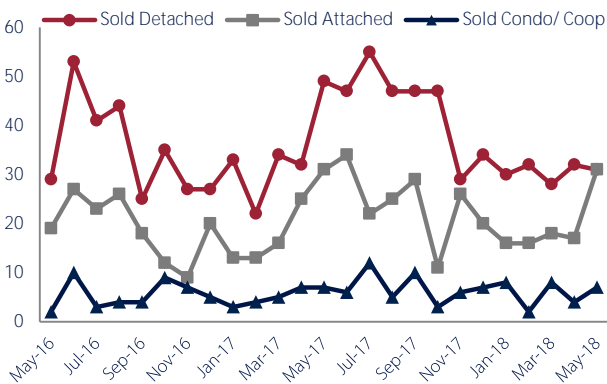
Days On Market

44



Down -15%
Vs. Year Ago

Units Sold*



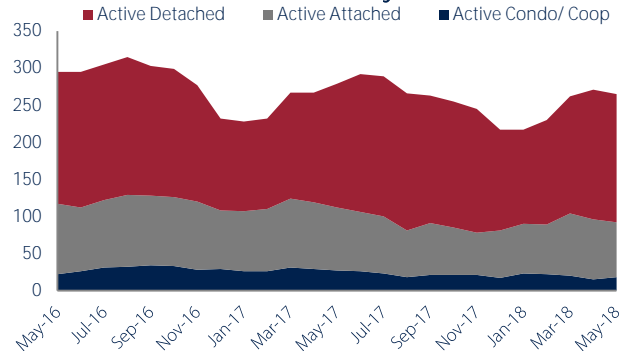
Units Sold

There was an increase in total units sold in May, with 69 sold this month in Marlton and Evesham Township versus 53 last month, an increase of 30%. This month's total units sold was lower than at this time last year, a decrease of 21% versus May 2017.

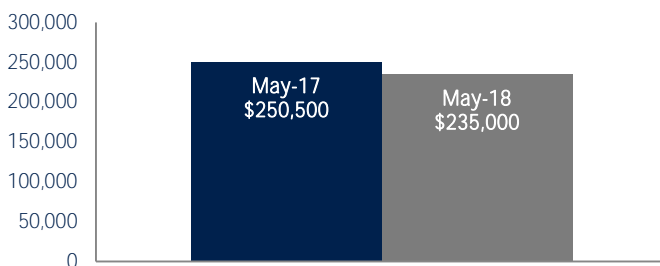
Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 5%. The total number of active inventory this May was 265 compared to 279 in May 2017. This month's total of 265 is lower than the previous month's total supply of available inventory of 271, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Marlton and Evesham Township Homes was \$250,500. This May, the median sale price was \$235,000, a decrease of 6% or \$15,500 compared to last year. The current median sold price is 10% 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.

Marlton and Evesham Township are defined as properties listed in zip code/s 08053.

*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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE



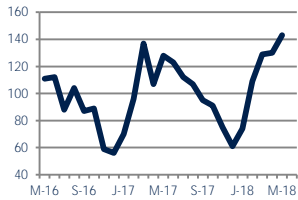
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New Listings

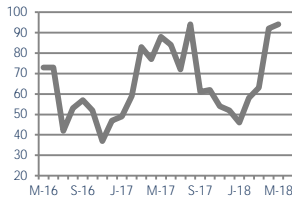
143



Up 12%
Vs. Year Ago

Current Contracts

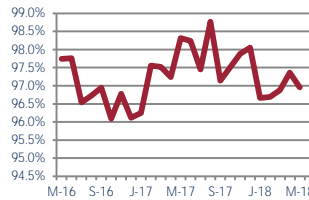
94



Up 7%
Vs. Year Ago

Sold Vs. List Price

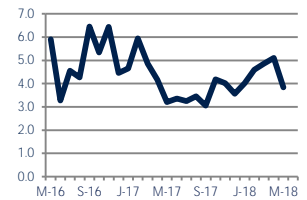
97.0%



Down -1.4%
Vs. Year Ago

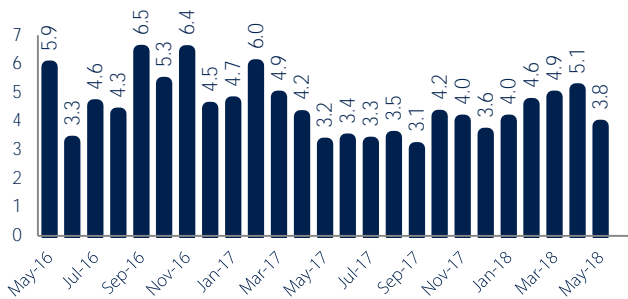
Months of Supply

3.8



Up 20%
Vs. Year Ago

Months Of Supply



Months of Supply

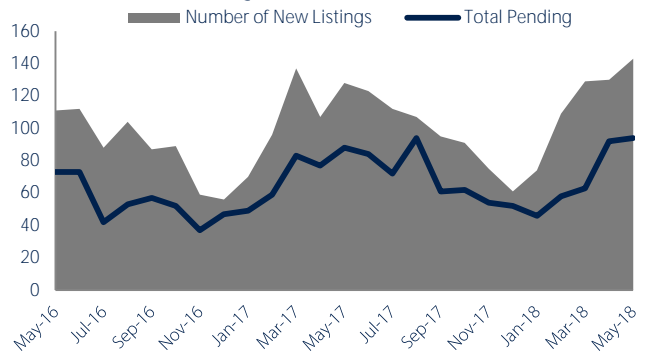
In May, there was 3.8 months of supply available in Marlton and Evesham Township, compared to 3.2 in May 2017. That is an increase of 20% versus a year ago.

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.

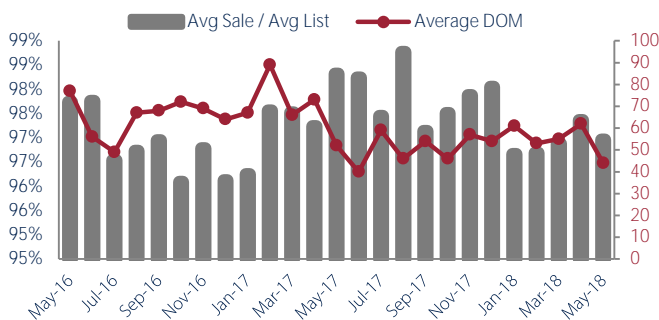
New Listings & Current Contracts

This month there were 143 homes newly listed for sale in Marlton and Evesham Township compared to 128 in May 2017, an increase of 12%. There were 94 current contracts pending sale this May compared to 88 a year ago. The number of current contracts is 7% 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 Marlton and Evesham Township was 97.0% of the average list price, which is 1.4% lower than at this time last year.

Days On Market

This month, the average number of days on market was 44, lower than the average last year, which was 52, a decrease of 15%.



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