



The Long & Foster Market Minute™

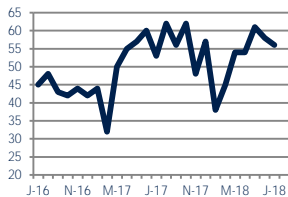
Focus On: Merchantville and Pennsauken Housing Market

July 2018

Zip Code(s): 08110 and 08109

Units Sold

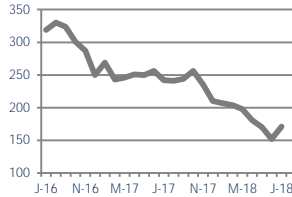
56



Up 6%
Vs. Year Ago

Active Inventory

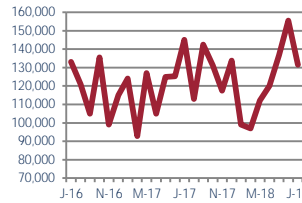
171



Down -29%
Vs. Year Ago

Median Sale Price

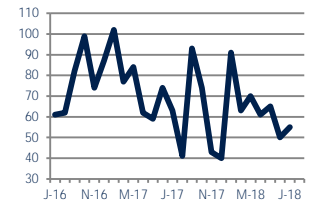
\$131,500



Down -9%
Vs. Year Ago

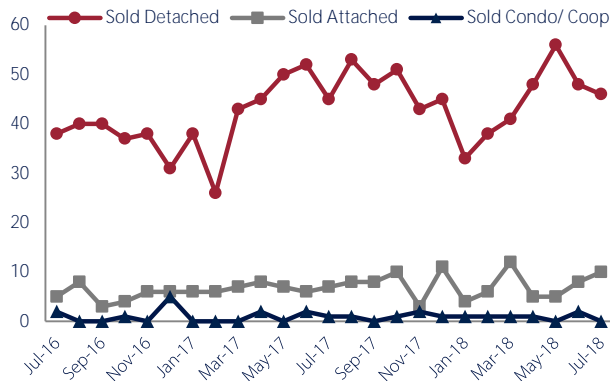
Days On Market

55



Down -13%
Vs. Year Ago

Units Sold*



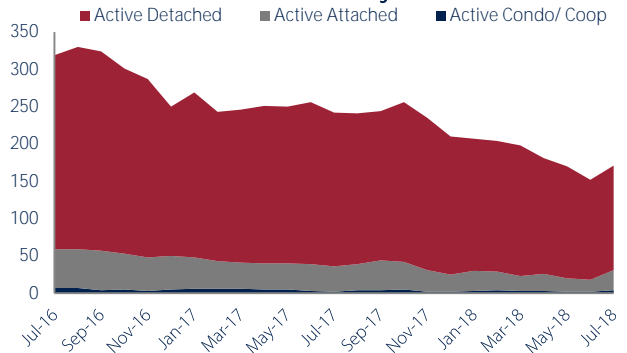
Units Sold

There was a decrease in total units sold in July, with 56 sold this month in Merchantville and Pennsauken versus 58 last month, a decrease of 3%. This month's total units sold was higher than at this time last year, an increase of 6% versus July 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 71 units or 29%. The total number of active inventory this July was 171 compared to 242 in July 2017. This month's total of 171 is higher than the previous month's total supply of available inventory of 152, an increase of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Merchantville and Pennsauken Homes was \$145,000. This July, the median sale price was \$131,500, a decrease of 9% or \$13,500 compared to last year. The current median sold price is 15% 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.

Merchantville and Pennsauken are defined as properties listed in zip code/s 08110 and 08109.

*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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INTERNATIONAL REAL ESTATE





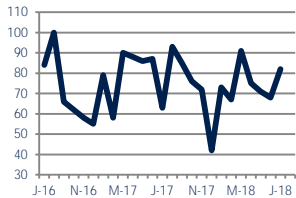
Focus On: Merchantville and Pennsauken Housing Market

July 2018

Zip Code(s): 08110 and 08109

New Listings

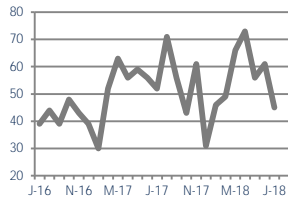
82



Up 30%
Vs. Year Ago

Current Contracts

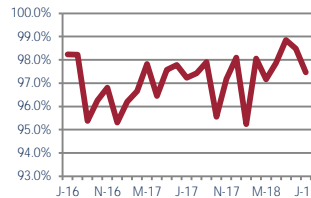
45



Down -13%
Vs. Year Ago

Sold Vs. List Price

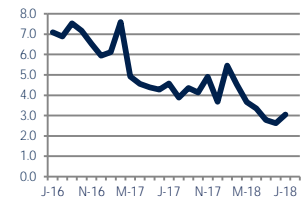
97.5%



No Change
Vs. Year Ago

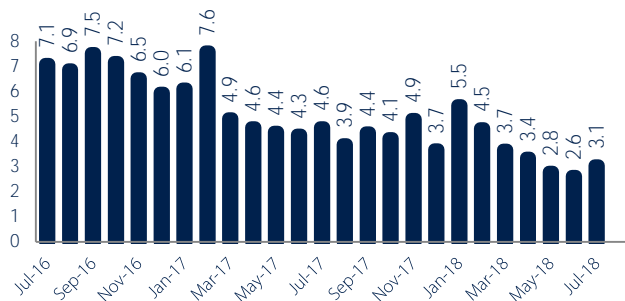
Months of Supply

3.1



Down -33%
Vs. Year Ago

Months Of Supply



Months of Supply

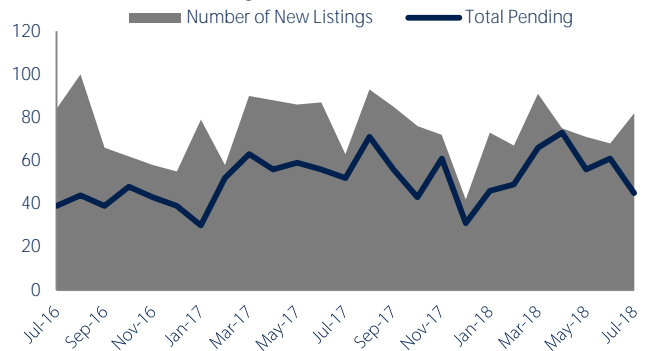
In July, there was 3.1 months of supply available in Merchantville and Pennsauken, compared to 4.6 in July 2017. That is a decrease of 33% versus a year ago.

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.

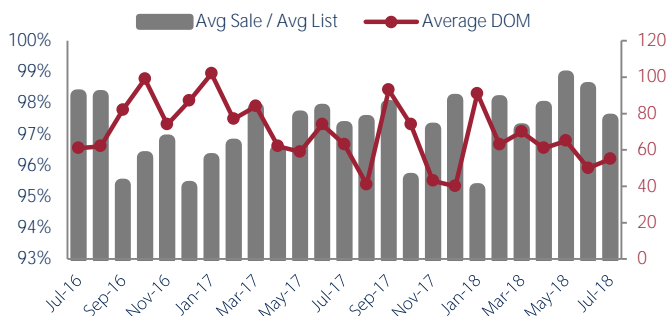
New Listings & Current Contracts

This month there were 82 homes newly listed for sale in Merchantville and Pennsauken compared to 63 in July 2017, an increase of 30%. There were 45 current contracts pending sale this July compared to 52 a year ago. The number of current contracts is 13% lower 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 Merchantville and Pennsauken was 97.5% 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 55, lower than the average last year, which was 63, a decrease of 13%.



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