



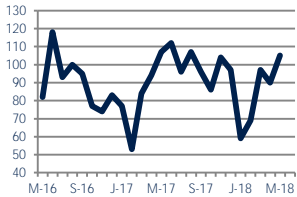
# The Long & Foster Market Minute™

Focus On: Mount Laurel, Ramblewood, and Maple Shade Housing Market

May 2018

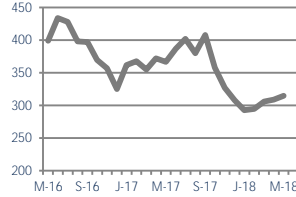
Zip Code(s): 08054 and 08052

**Units Sold**  
105



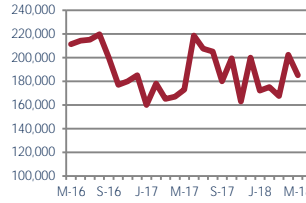
Down -2%  
Vs. Year Ago

**Active Inventory**  
315



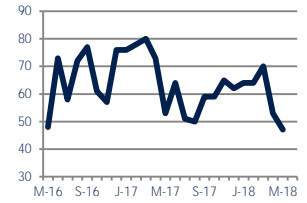
Down -14%  
Vs. Year Ago

**Median Sale Price**  
\$185,000



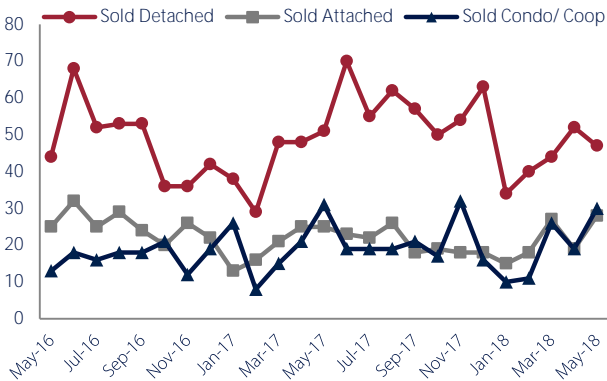
Up 7%  
Vs. Year Ago

**Days On Market**  
47



Down -11%  
Vs. Year Ago

## Units Sold\*



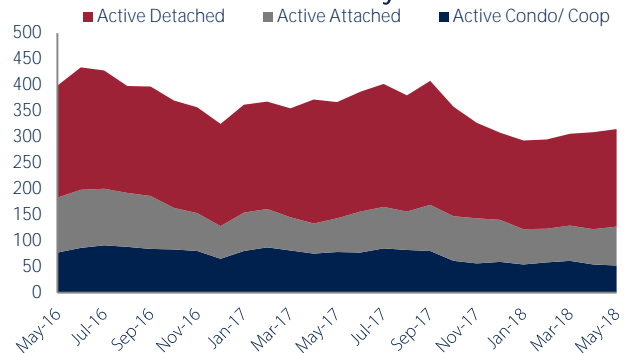
## Units Sold

There was an increase in total units sold in May, with 105 sold this month in Mount Laurel, Ramblewood, and Maple Shade versus 90 last month, an increase of 17%. This month's total units sold was lower than at this time last year, a decrease of 2% versus May 2017.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 52 units or 14%. The total number of active inventory this May was 315 compared to 367 in May 2017. This month's total of 315 is higher than the previous month's total supply of available inventory of 309, an increase of 2%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last May, the median sale price for Mount Laurel, Ramblewood, and Maple Shade Homes was \$173,000. This May, the median sale price was \$185,000, an increase of 7% or \$12,000 compared to last year. The current median sold price is 9% 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.



Mount Laurel, Ramblewood, and Maple Shade are defined as properties listed in zip code/s 08054 and 08052.

\*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.

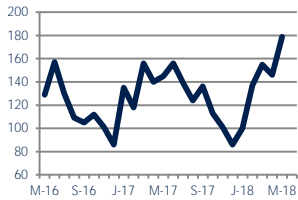




Zip Code(s): 08054 and 08052

### New Listings

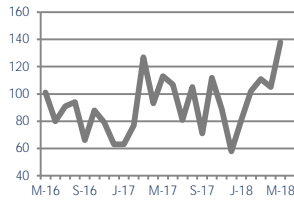
179



Up 23%  
Vs. Year Ago

### Current Contracts

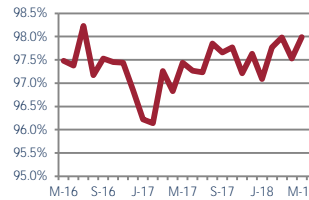
138



Up 22%  
Vs. Year Ago

### Sold Vs. List Price

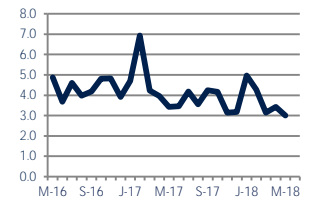
98.0%



Up 0.6%  
Vs. Year Ago

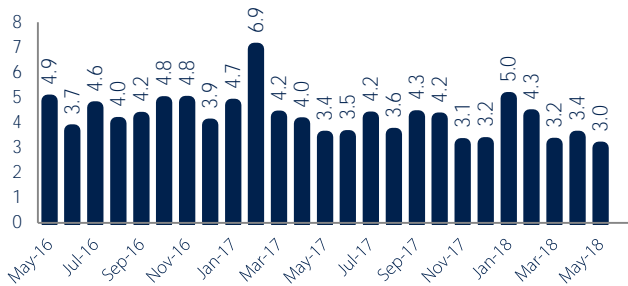
### Months of Supply

3.0



Down -13%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

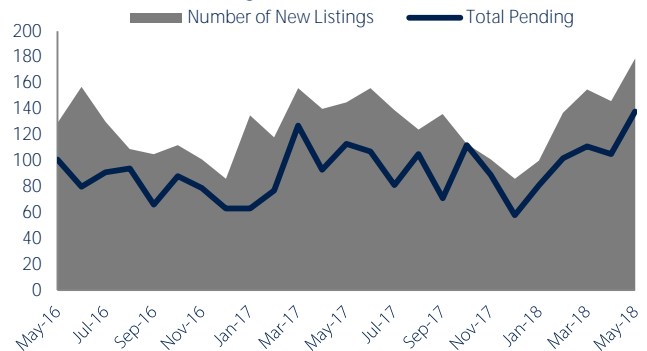
In May, there was 3.0 months of supply available in Mount Laurel, Ramblewood, and Maple Shade, compared to 3.4 in May 2017. That is a decrease of 13% versus a year ago.

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.

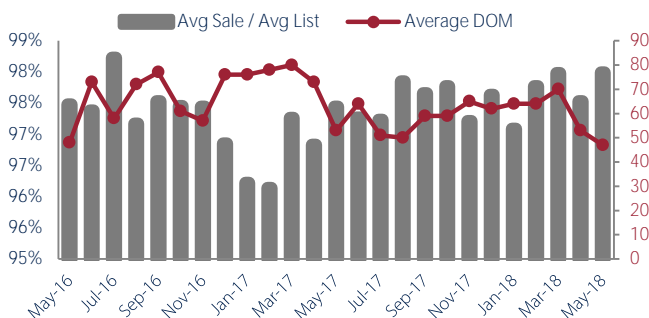
### New Listings & Current Contracts

This month there were 179 homes newly listed for sale in Mount Laurel, Ramblewood, and Maple Shade compared to 145 in May 2017, an increase of 23%. There were 138 current contracts pending sale this May compared to 113 a year ago. The number of current contracts is 22% 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 Mount Laurel, Ramblewood, and Maple Shade was 98.0% of the average list price, which is 0.5% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 47, lower than the average last year, which was 53, a decrease of 11%.



Mount Laurel, Ramblewood, and Maple Shade are defined as properties listed in zip code/s 08054 and 08052.

\*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.

