

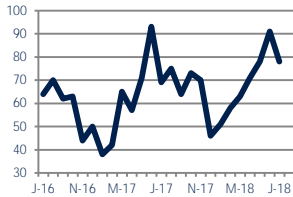
## Focus On: Sewell and Pitman Housing Market

July 2018

Zip Code(s): 08080, 08071 and 08032

### Units Sold

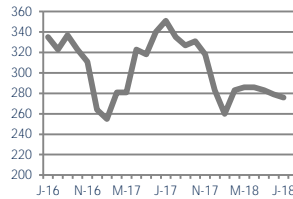
78



Up 13%  
Vs. Year Ago

### Active Inventory

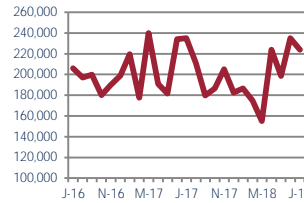
276



Down -21%  
Vs. Year Ago

### Median Sale Price

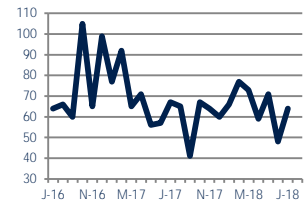
\$223,950



Down -5%  
Vs. Year Ago

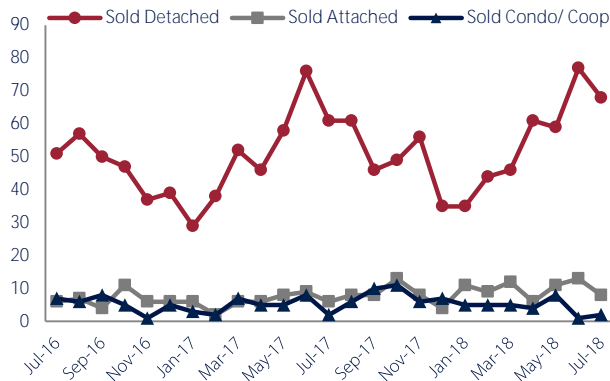
### Days On Market

64



Down -4%  
Vs. Year Ago

### Units Sold\*



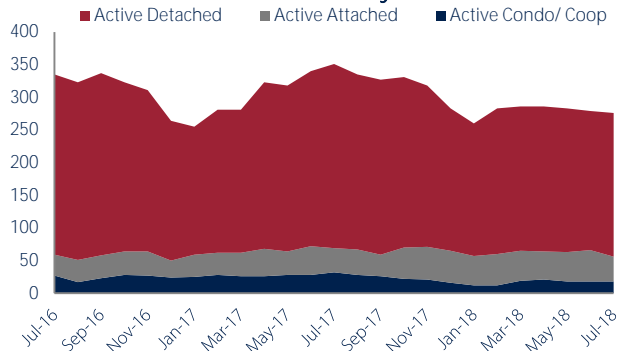
### Units Sold

There was a decrease in total units sold in July, with 78 sold this month in Sewell and Pitman versus 91 last month, a decrease of 14%. This month's total units sold was higher than at this time last year, an increase of 13% versus July 2017.

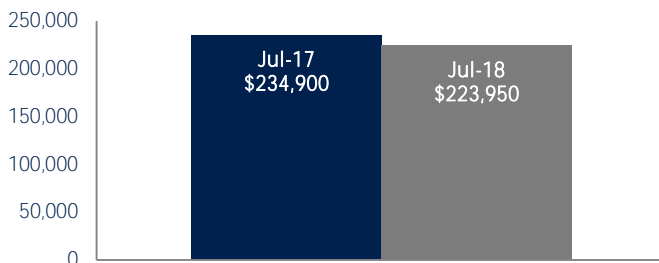
### Active Inventory

Versus last year, the total number of homes available this month is lower by 75 units or 21%. The total number of active inventory this July was 276 compared to 351 in July 2017. This month's total of 276 is lower than the previous month's total supply of available inventory of 279, a decrease of 1%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last July, the median sale price for Sewell and Pitman Homes was \$234,900. This July, the median sale price was \$223,950, a decrease of 5% or \$10,950 compared to last year. The current median sold price is 5% 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.

Sewell and Pitman are defined as properties listed in zip code/s 08080, 08071 and 08032.

\*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



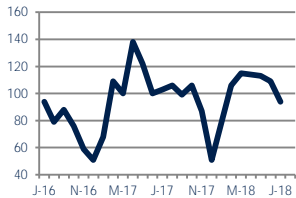
## Focus On: Sewell and Pitman Housing Market

July 2018

Zip Code(s): 08080, 08071 and 08032

### New Listings

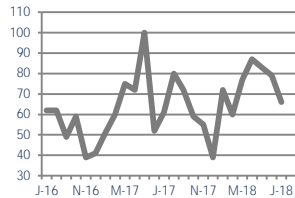
94



Down -9%  
Vs. Year Ago

### Current Contracts

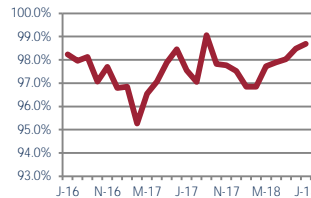
66



Up 8%  
Vs. Year Ago

### Sold Vs. List Price

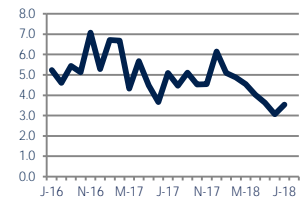
98.7%



Up 1.2%  
Vs. Year Ago

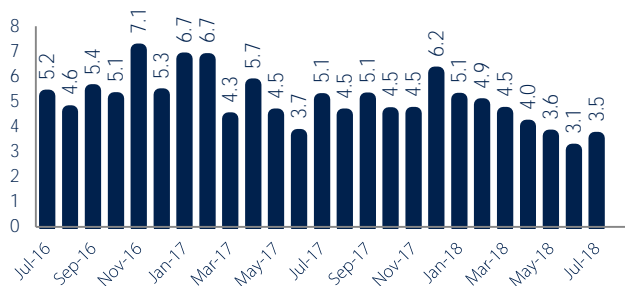
### Months of Supply

3.5



Down -30%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

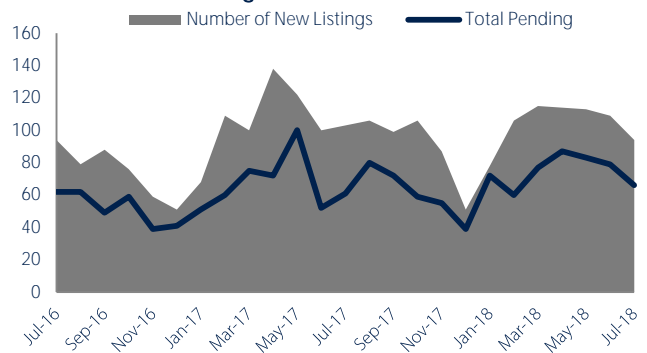
In July, there was 3.5 months of supply available in Sewell and Pitman, compared to 5.1 in July 2017. That is a decrease of 30% versus a year ago.

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.

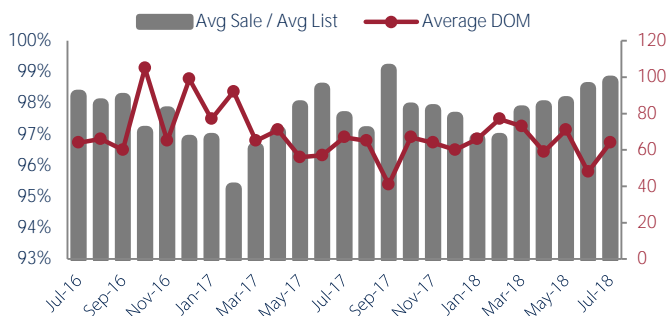
### New Listings & Current Contracts

This month there were 94 homes newly listed for sale in Sewell and Pitman compared to 103 in July 2017, a decrease of 9%. There were 66 current contracts pending sale this July compared to 61 a year ago. The number of current contracts is 8% 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 Sewell and Pitman was 98.7% of the average list price, which is 1.1% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 64, lower than the average last year, which was 67, a decrease of 4%.



Sewell and Pitman are defined as properties listed in zip code/s 08080, 08071 and 08032.

\*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.

