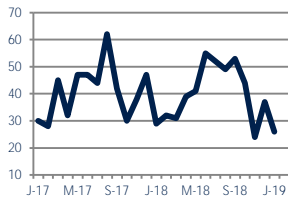


Zip Code(s): 08221, 08244 and 08225

### Units Sold

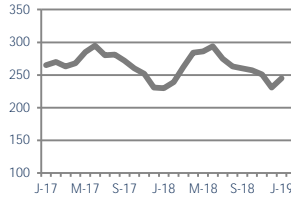
26



Down -10%  
Vs. Year Ago

### Active Inventory

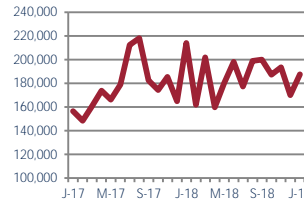
245



Up 7%  
Vs. Year Ago

### Median Sale Price

\$187,500



Down -12%  
Vs. Year Ago

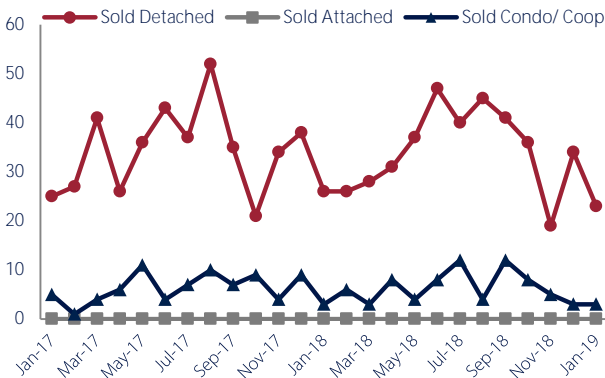
### Days On Market

83



Down -26%  
Vs. Year Ago

### Units Sold\*



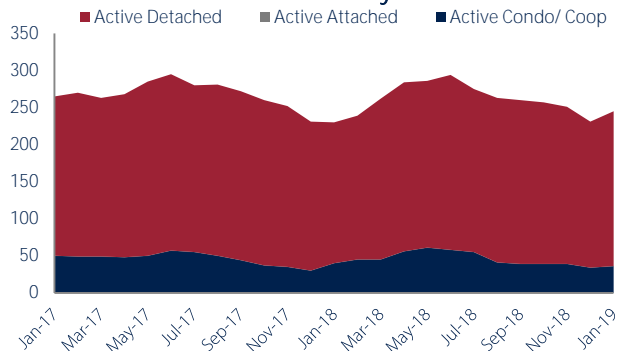
### Units Sold

There was a decrease in total units sold in January, with 26 sold this month in Somers Point, Northfield, and Linwood versus 37 last month, a decrease of 30%. This month's total units sold was lower than at this time last year, a decrease of 10% versus January 2018.

### Active Inventory

Versus last year, the total number of homes available this month is higher by 15 units or 7%. The total number of active inventory this January was 245 compared to 230 in January 2018. This month's total of 245 is higher than the previous month's total supply of available inventory of 231, an increase of 6%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last January, the median sale price for Somers Point, Northfield, and Linwood Homes was \$214,000. This January, the median sale price was \$187,500, a decrease of 12% or \$26,500 compared to last year. The current median sold price is 10% higher than in December.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Somers Point, Northfield, and Linwood are defined as properties listed in zip code/s 08221, 08244 and 08225.

\*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.

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# The Long & Foster Market Minute™

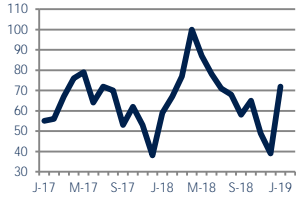
**Focus On:** Somers Point, Northfield, and Linwood Housing Market

January 2019

Zip Code(s): 08221, 08244 and 08225

## New Listings

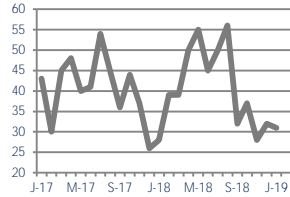
72



Up 22%  
Vs. Year Ago

## Current Contracts

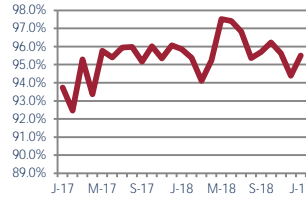
31



Up 11%  
Vs. Year Ago

## Sold Vs. List Price

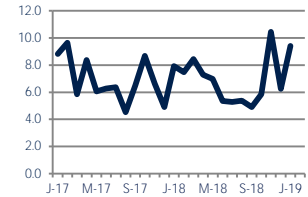
95.5%



No Change  
Vs. Year Ago

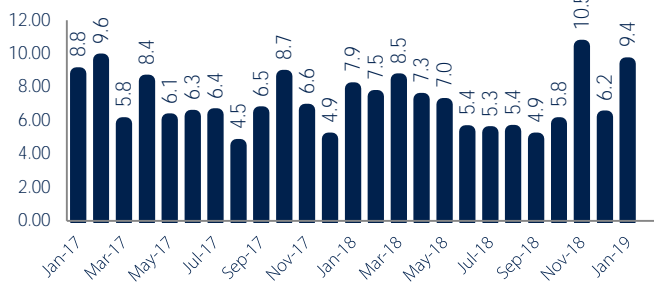
## Months of Supply

9.4



Up 19%  
Vs. Year Ago

## Months Of Supply



## Months of Supply

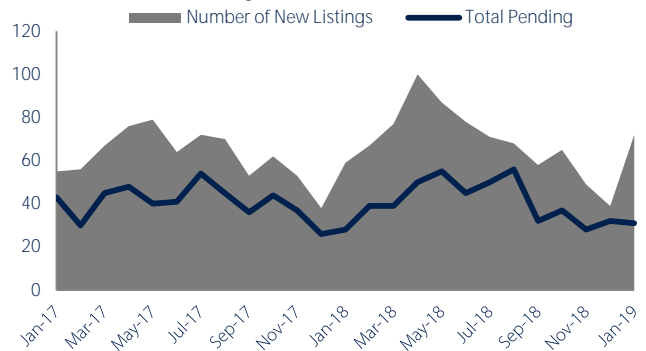
In January, there was 9.4 months of supply available in Somers Point, Northfield, and Linwood, compared to 7.9 in January 2018. That is an increase of 19% versus a year ago.

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.

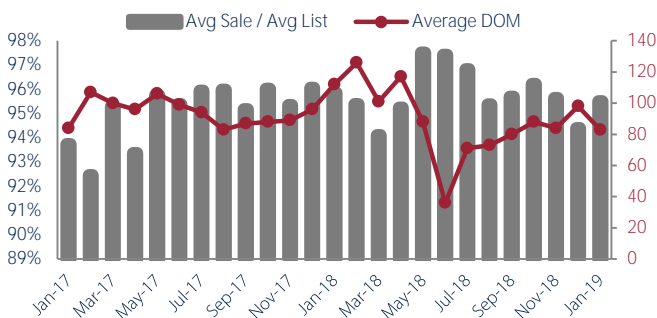
## New Listings & Current Contracts

This month there were 72 homes newly listed for sale in Somers Point, Northfield, and Linwood compared to 59 in January 2018, an increase of 22%. There were 31 current contracts pending sale this January compared to 28 a year ago. The number of current contracts is 11% higher than last January.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In January, the average sale price in Somers Point, Northfield, and Linwood was 95.5% 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 83, lower than the average last year, which was 112, a decrease of 26%.



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