



The Long & Foster Market Minute™

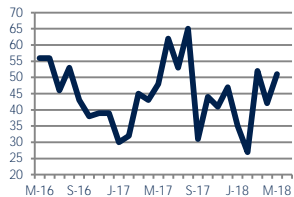
Focus On: Swedesboro and Mullica Hill Housing Market

May 2018

Zip Code(s): 08085, 08062, 08014, 08074, 08039 and 08025

Units Sold

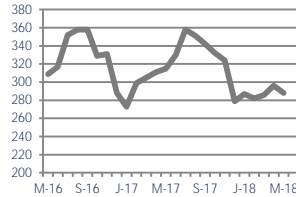
51



Up 6%
Vs. Year Ago

Active Inventory

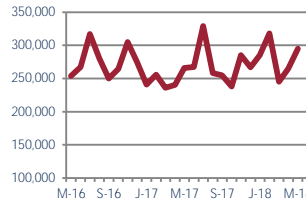
288



Down -9%
Vs. Year Ago

Median Sale Price

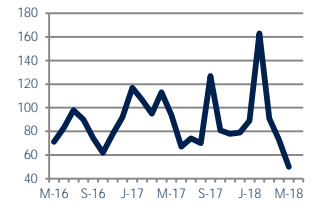
\$295,000



Up 11%
Vs. Year Ago

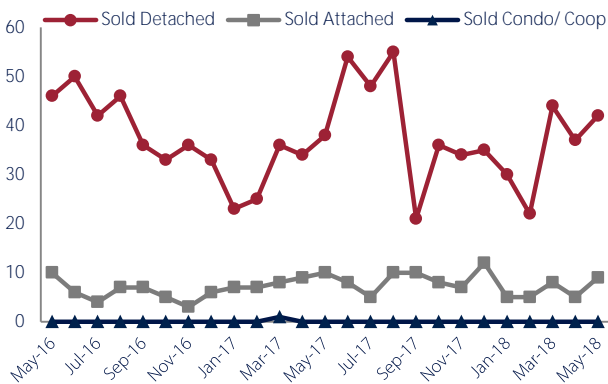
Days On Market

50



Down -47%
Vs. Year Ago

Units Sold*



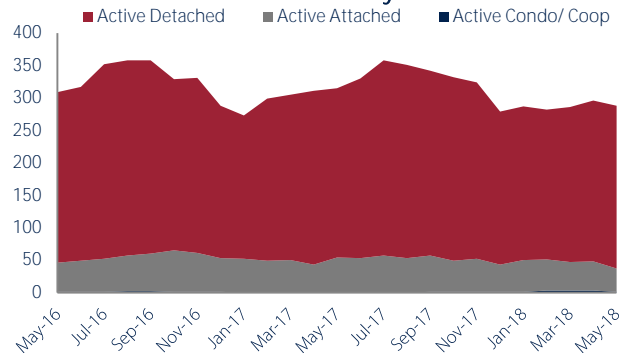
Units Sold

There was an increase in total units sold in May, with 51 sold this month in Swedesboro and Mullica Hill versus 42 last month, an increase of 21%. This month's total units sold was higher than at this time last year, an increase of 6% versus May 2017.

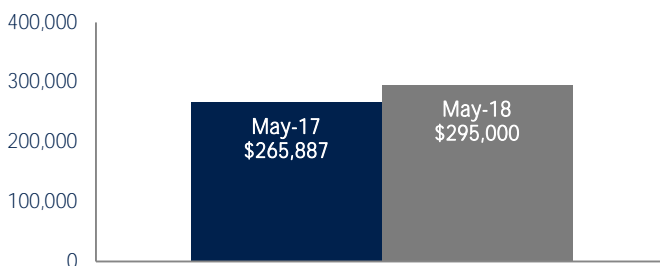
Active Inventory

Versus last year, the total number of homes available this month is lower by 27 units or 9%. The total number of active inventory this May was 288 compared to 315 in May 2017. This month's total of 288 is lower than the previous month's total supply of available inventory of 296, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Swedesboro and Mullica Hill Homes was \$265,887. This May, the median sale price was \$295,000, an increase of 11% or \$29,113 compared to last year. The current median sold price is 11% higher 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.

Swedesboro and Mullica Hill are defined as properties listed in zip code/s 08085, 08062, 08014, 08074, 08039 and 08025.

*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



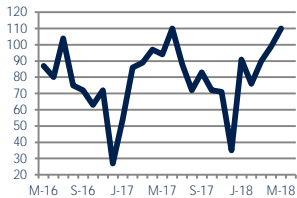
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May 2018

Zip Code(s): 08085, 08062, 08014, 08074, 08039 and 08025

New Listings

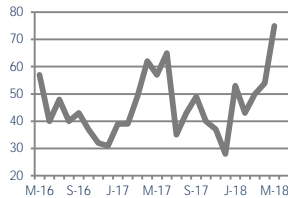
110



Up 17%
Vs. Year Ago

Current Contracts

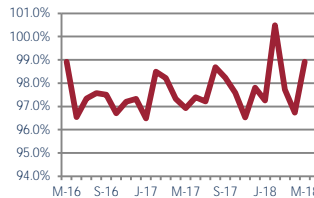
75



Up 32%
Vs. Year Ago

Sold Vs. List Price

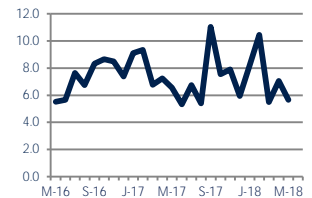
98.9%



Up 2.1%
Vs. Year Ago

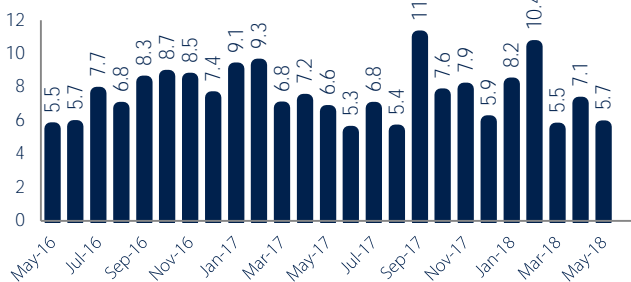
Months of Supply

5.7



Down -14%
Vs. Year Ago

Months Of Supply



Months of Supply

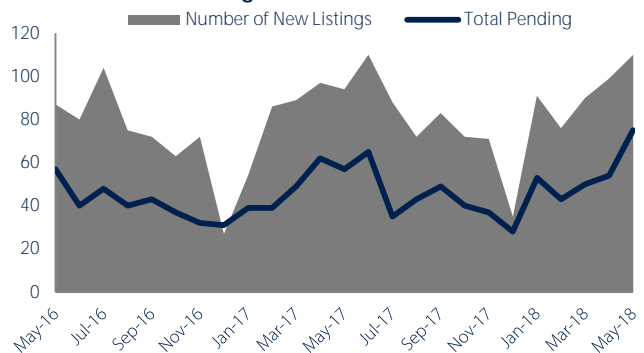
In May, there was 5.6 months of supply available in Swedesboro and Mullica Hill, compared to 6.6 in May 2017. That is a decrease of 14% versus a year ago.

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.

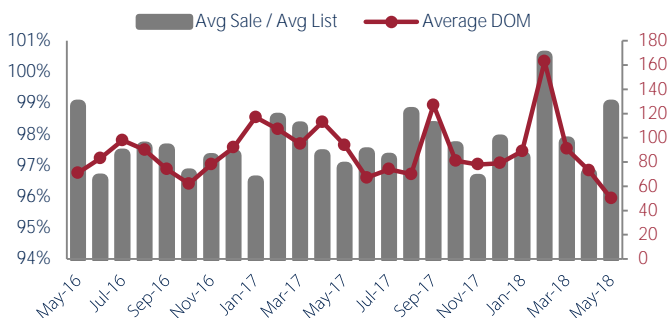
New Listings & Current Contracts

This month there were 110 homes newly listed for sale in Swedesboro and Mullica Hill compared to 94 in May 2017, an increase of 17%. There were 75 current contracts pending sale this May compared to 57 a year ago. The number of current contracts is 32% 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 Swedesboro and Mullica Hill was 98.9% of the average list price, which is 2.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 50, lower than the average last year, which was 94, a decrease of 47%.



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