

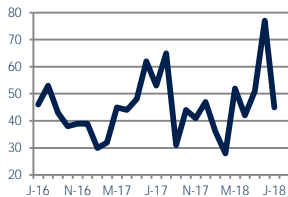
Focus On: Swedesboro and Mullica Hill Housing Market

July 2018

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

Units Sold

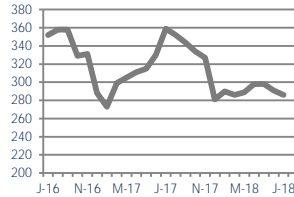
45



Down -15%
Vs. Year Ago

Active Inventory

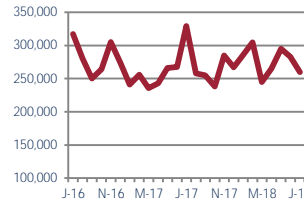
286



Down -20%
Vs. Year Ago

Median Sale Price

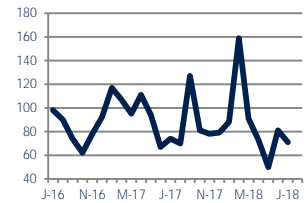
\$259,900



Down -21%
Vs. Year Ago

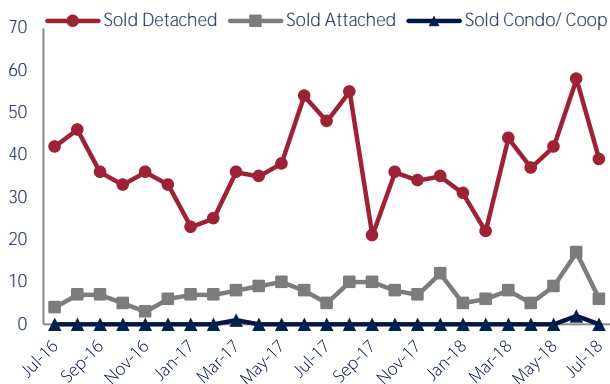
Days On Market

71



Down -4%
Vs. Year Ago

Units Sold*



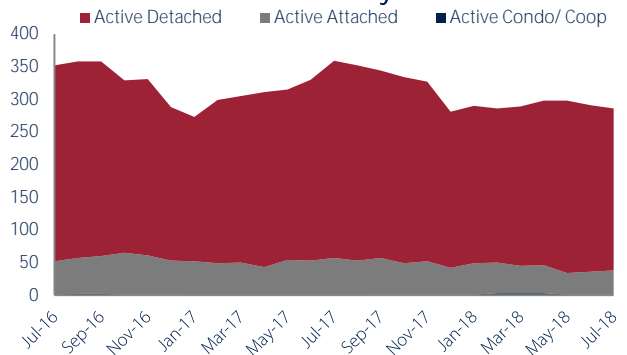
Units Sold

There was a decrease in total units sold in July, with 45 sold this month in Swedesboro and Mullica Hill. This month's total units sold was lower than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 73 units or 20%. The total number of active inventory this July was 286 compared to 359 in July 2017. This month's total of 286 is lower than the previous month's total supply of available inventory of 291, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Swedesboro and Mullica Hill Homes was \$329,000. This July, the median sale price was \$259,900, a decrease of 21% or \$69,100 compared to last year. The current median sold price is 8% 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.

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



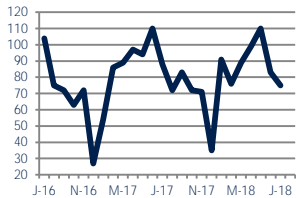
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July 2018

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

New Listings

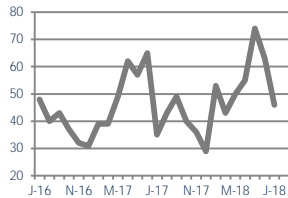
75



Down -15%
Vs. Year Ago

Current Contracts

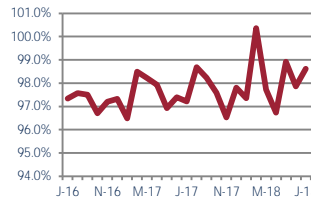
46



Up 31%
Vs. Year Ago

Sold Vs. List Price

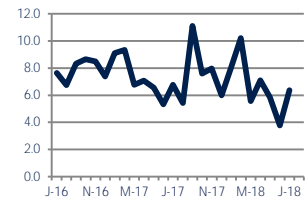
98.6%



Up 1.5%
Vs. Year Ago

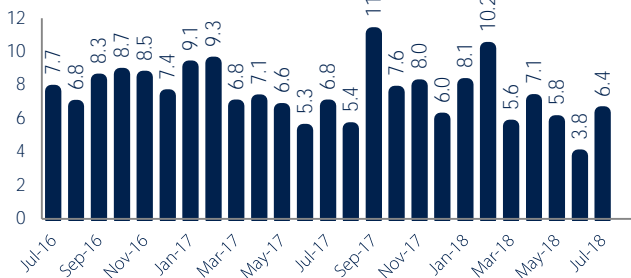
Months of Supply

6.4



Down -6%
Vs. Year Ago

Months Of Supply



Months of Supply

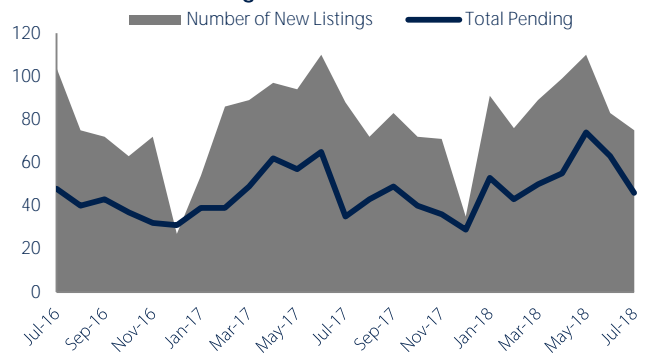
In July, there was 6.4 months of supply available in Swedesboro and Mullica Hill, compared to 6.8 in July 2017. That is a decrease of 6% versus a year ago.

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.

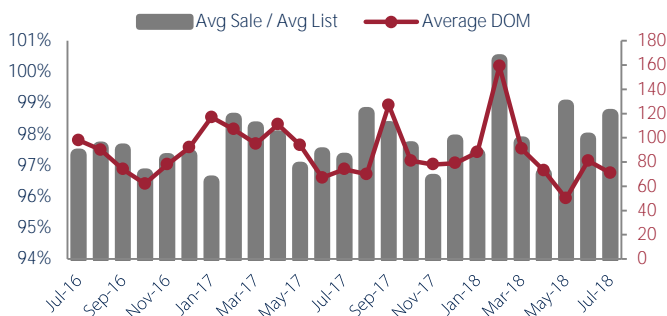
New Listings & Current Contracts

This month there were 75 homes newly listed for sale in Swedesboro and Mullica Hill compared to 88 in July 2017, a decrease of 15%. There were 46 current contracts pending sale this July compared to 35 a year ago. The number of current contracts is 31% 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 Swedesboro and Mullica Hill was 98.6% of the average list price, which is 1.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 71, lower than the average last year, which was 74, a decrease of 4%.



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