

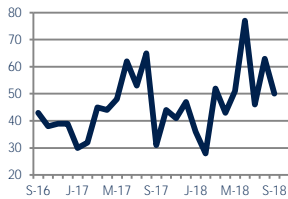
Focus On: Swedesboro and Mullica Hill Housing Market

September 2018

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

Units Sold

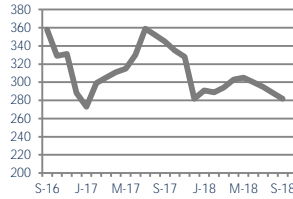
50



Up
Vs. Year Ago

Active Inventory

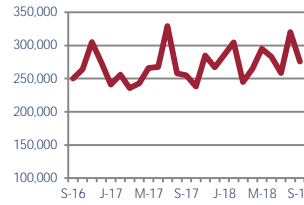
282



Down -18%
Vs. Year Ago

Median Sale Price

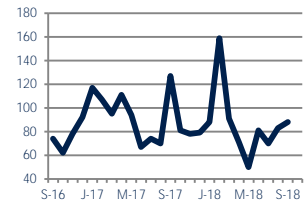
\$275,500



Up 8%
Vs. Year Ago

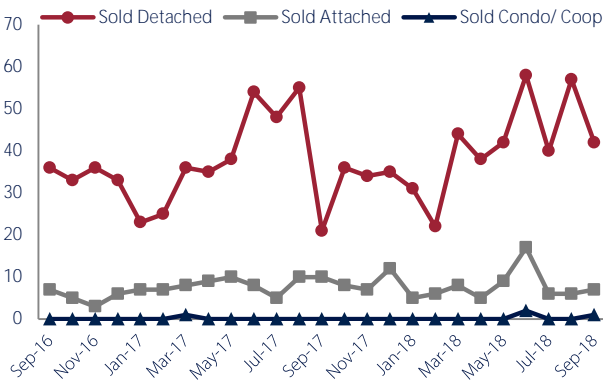
Days On Market

88



Down -31%
Vs. Year Ago

Units Sold*



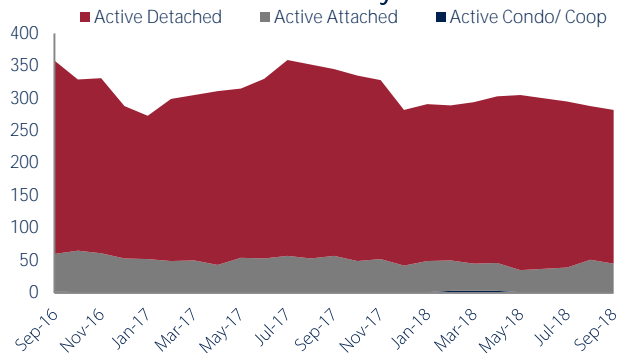
Units Sold

There was a decrease in total units sold in September, with 50 sold this month in Swedesboro and Mullica Hill. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 63 units or 18%. The total number of active inventory this September was 282 compared to 345 in September 2017. This month's total of 282 is lower than the previous month's total supply of available inventory of 288, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Swedesboro and Mullica Hill Homes was \$254,900. This September, the median sale price was \$275,500, an increase of 8% or \$20,600 compared to last year. The current median sold price is 14% lower than in August.

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.



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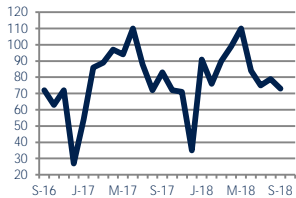
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Zip Code(s): 08085, 08062, 08014, 08074, 08039 and 08025

New Listings

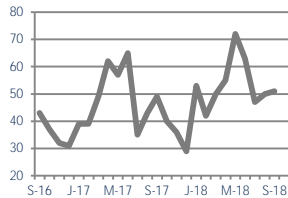
73



Down -12%
Vs. Year Ago

Current Contracts

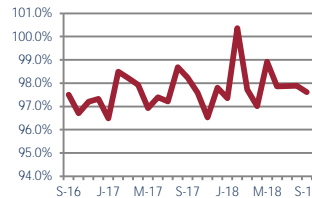
51



Up 4%
Vs. Year Ago

Sold Vs. List Price

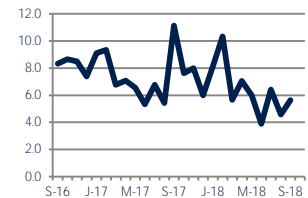
97.6%



Down -0.6%
Vs. Year Ago

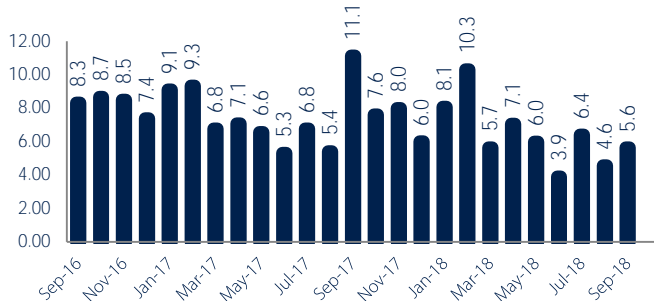
Months of Supply

5.6



Down -49%
Vs. Year Ago

Months Of Supply



Months of Supply

In September, there was 5.6 months of supply available in Swedesboro and Mullica Hill, compared to 11.1 in September 2017. That is a decrease of 49% versus a year ago.

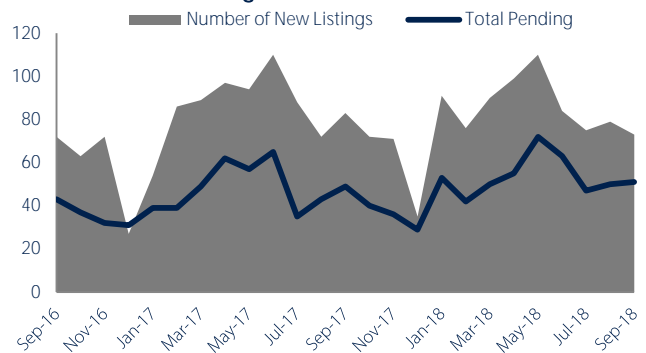
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

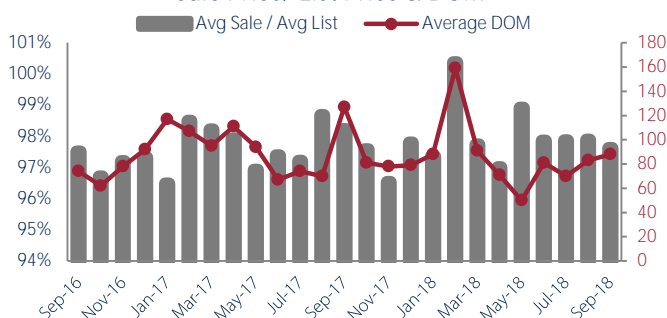
This month there were 73 homes newly listed for sale in Swedesboro and Mullica Hill compared to 83 in September 2017, a decrease of 12%.

There were 51 current contracts pending sale this September compared to 49 a year ago. The number of current contracts is 4% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Swedesboro and Mullica Hill was 97.6% of the average list price, which is 0.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 88, lower than the average last year, which was 127, a decrease of 31%.



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