

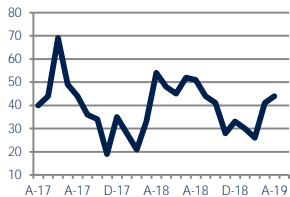
Focus On: Voorhees and Gibbsoro Housing Market

April 2019

Zip Code(s): 08043 and 08026

Units Sold

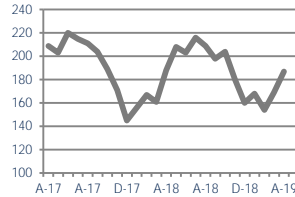
44



Down -19%
Vs. Year Ago

Active Inventory

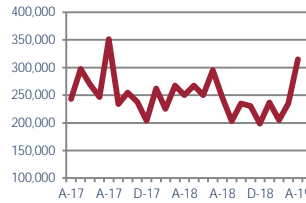
187



Down -1%
Vs. Year Ago

Median Sale Price

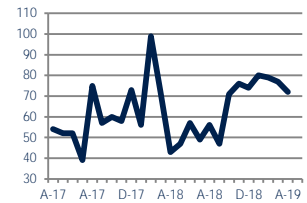
\$314,950



Up 26%
Vs. Year Ago

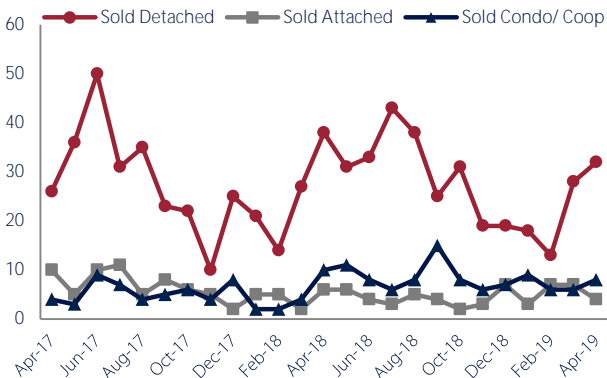
Days On Market

72



Up 67%
Vs. Year Ago

Units Sold*



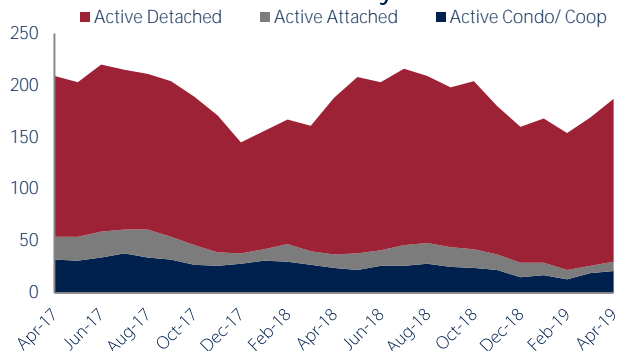
Units Sold

There was an increase in total units sold in April, with 44 sold this month in Voorhees and Gibbsoro versus 41 last month, an increase of 7%. This month's total units sold was lower than at this time last year, a decrease of 19% versus April 2018.

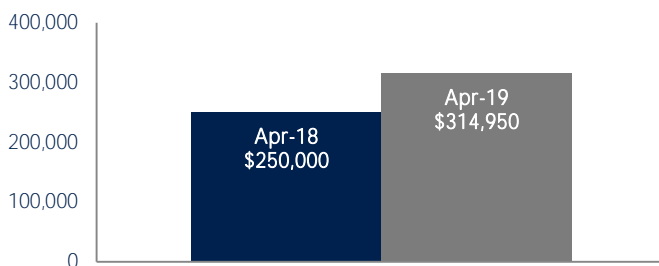
Active Inventory

Versus last year, the total number of homes available this month is lower by 1 units or 1%. The total number of active inventory this April was 187 compared to 188 in April 2018. This month's total of 187 is higher than the previous month's total supply of available inventory of 169, an increase of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Voorhees and Gibbsoro Homes was \$250,000. This April, the median sale price was \$314,950, an increase of \$64,950 compared to last year. The current median sold price is higher than in March.

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

Voorhees and Gibbsoro are defined as properties listed in zip code/s 08043 and 08026.

*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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.



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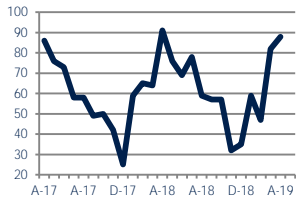
Focus On: Voorhees and Gibbsoro Housing Market

April 2019

Zip Code(s): 08043 and 08026

New Listings

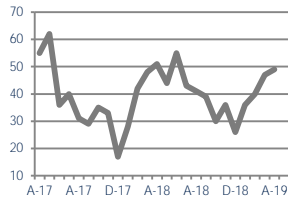
88



Down -3%
Vs. Year Ago

Current Contracts

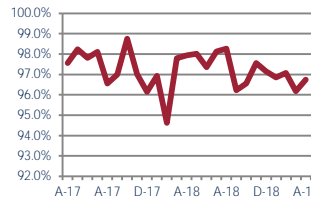
49



Down -4%
Vs. Year Ago

Sold Vs. List Price

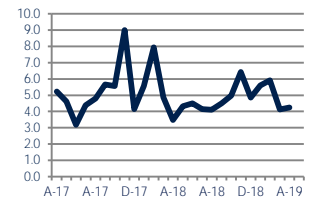
96.8%



Down -1.2%
Vs. Year Ago

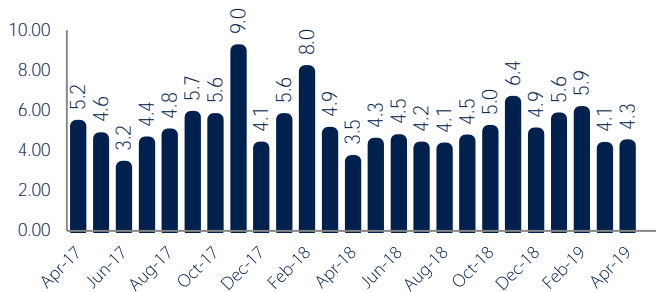
Months of Supply

4.3



Up 22%
Vs. Year Ago

Months Of Supply



Months of Supply

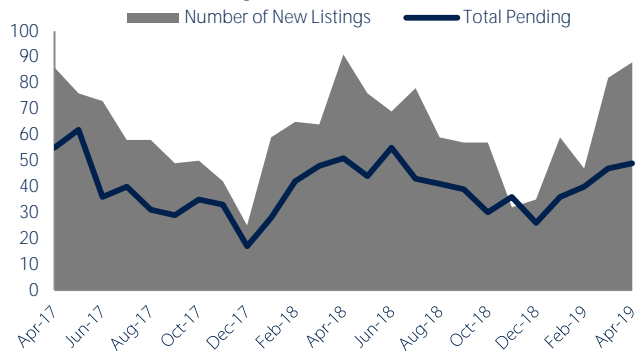
In April, there was 4.3 months of supply available in Voorhees and Gibbsoro, compared to 3.5 in April 2018. That is an increase of 22% versus a year ago.

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.

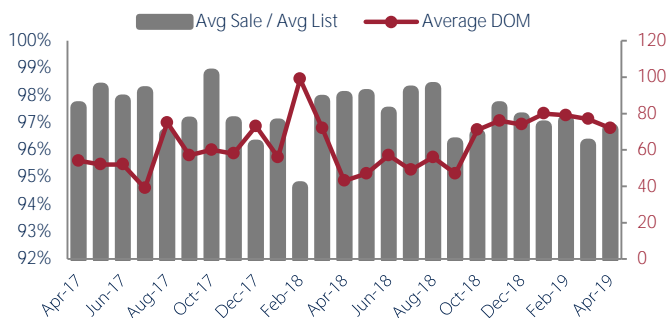
New Listings & Current Contracts

This month there were 88 homes newly listed for sale in Voorhees and Gibbsoro compared to 91 in April 2018, a decrease of 3%. There were 49 current contracts pending sale this April compared to 51 a year ago. The number of current contracts is 4% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Voorhees and Gibbsoro was 96.8% of the average list price, which is 1.2% lower than at this time last year.

Days On Market

This month, the average number of days on market was 72, higher than the average last year, which was 43, an increase of 67%.



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