

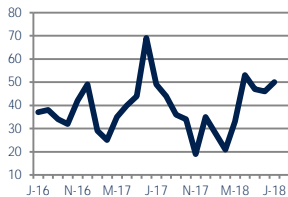
**Focus On:** Voorhees and Gibbsoro Housing Market

July 2018

Zip Code(s): 08043 and 08026

**Units Sold**

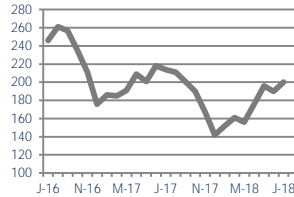
50



**Up 2%**  
Vs. Year Ago

**Active Inventory**

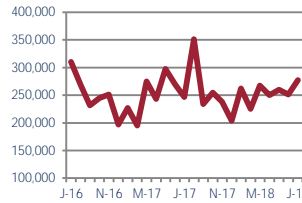
200



**Down -7%**  
Vs. Year Ago

**Median Sale Price**

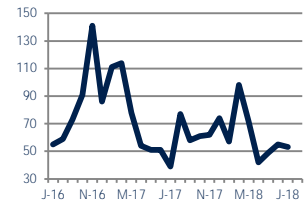
\$277,500



**Up 13%**  
Vs. Year Ago

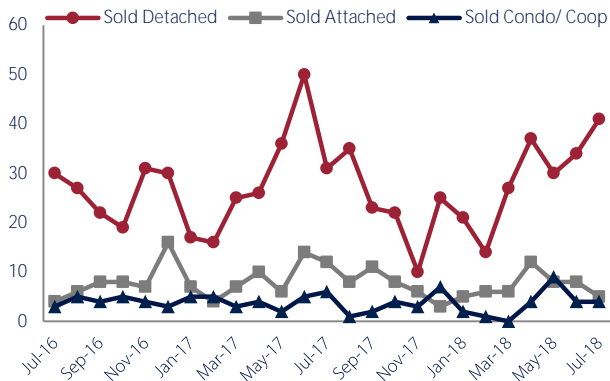
**Days On Market**

53



**Up 36%**  
Vs. Year Ago

**Units Sold\***



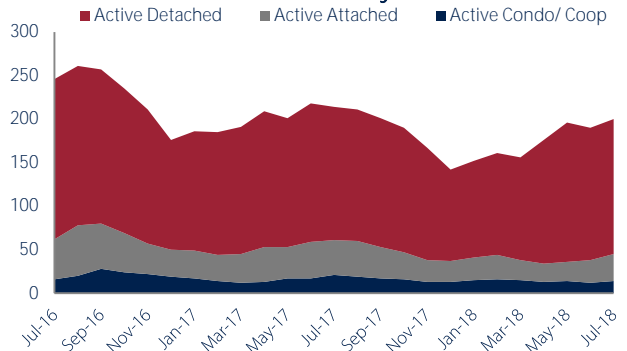
**Units Sold**

There was an increase in total units sold in July, with 50 sold this month in Voorhees and Gibbsoro versus 46 last month, an increase of 9%. This month's total units sold was higher than at this time last year, an increase of 2% versus July 2017.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 14 units or 7%. The total number of active inventory this July was 200 compared to 214 in July 2017. This month's total of 200 is higher than the previous month's total supply of available inventory of 190, an increase of 5%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last July, the median sale price for Voorhees and Gibbsoro Homes was \$246,500. This July, the median sale price was \$277,500, an increase of 13% or \$31,000 compared to last year. The current median sold price is 10% higher 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.

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 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.



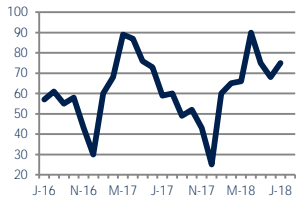
## Focus On: Voorhees and Gibbsoro Housing Market

July 2018

Zip Code(s): 08043 and 08026

### New Listings

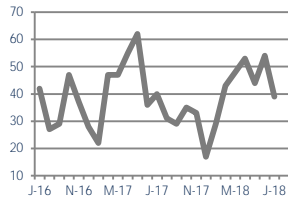
75



Up 27%  
Vs. Year Ago

### Current Contracts

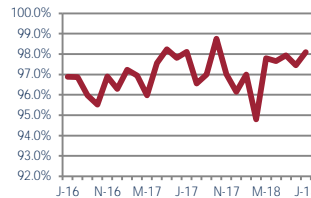
39



Down -3%  
Vs. Year Ago

### Sold Vs. List Price

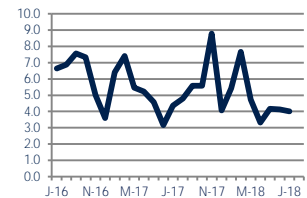
98.1%



No Change  
Vs. Year Ago

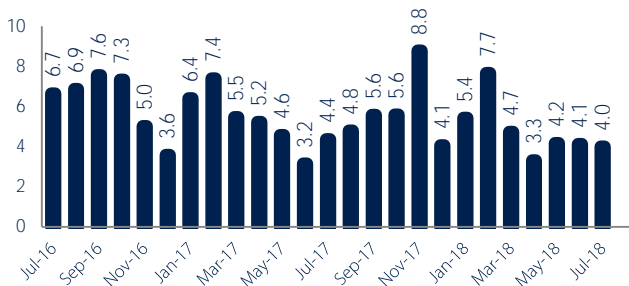
### Months of Supply

4.0



Down -8%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

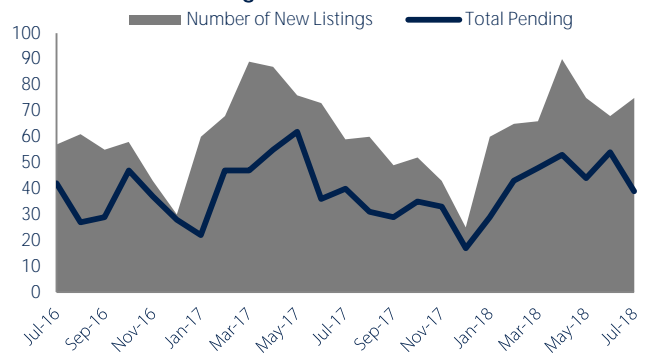
In July, there was 4.0 months of supply available in Voorhees and Gibbsoro, compared to 4.4 in July 2017. That is a decrease of 8% versus a year ago.

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.

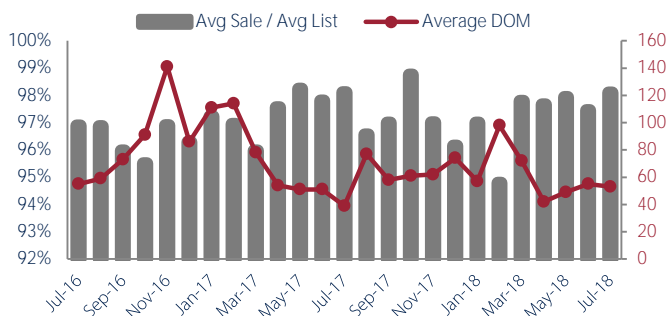
### New Listings & Current Contracts

This month there were 75 homes newly listed for sale in Voorhees and Gibbsoro compared to 59 in July 2017, an increase of 27%. There were 39 current contracts pending sale this July compared to 40 a year ago. The number of current contracts is 3% lower 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 Voorhees and Gibbsoro was 98.1% 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 53, higher than the average last year, which was 39, an increase of 36%.



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