

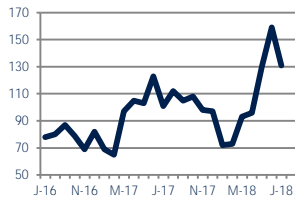
Focus On: Woodbury, Thorofare, and Somerdale Housing Market

July 2018

Zip Code(s): 08096, 08086, 08093, 08066, 08090, 08063 and 08097

Units Sold

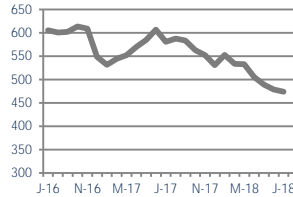
131



Up 30%
Vs. Year Ago

Active Inventory

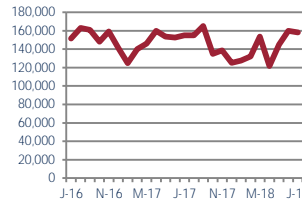
474



Down -18%
Vs. Year Ago

Median Sale Price

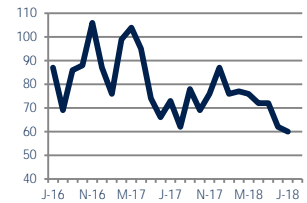
\$158,000



Up 2%
Vs. Year Ago

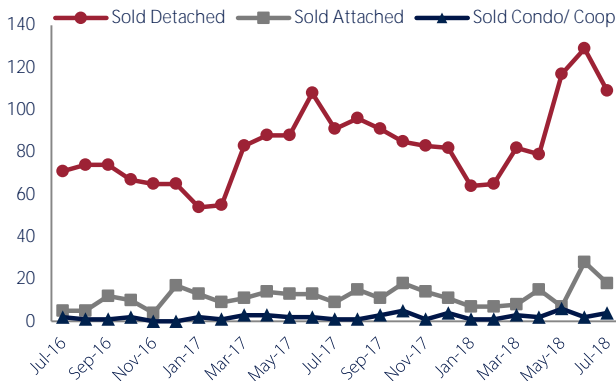
Days On Market

60



Down -18%
Vs. Year Ago

Units Sold*



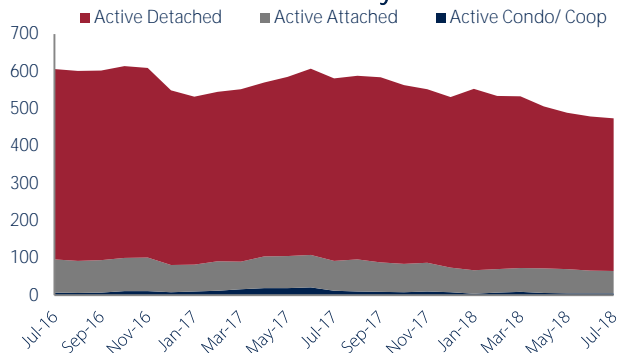
Units Sold

There was a decrease in total units sold in July, with 131 sold this month in Woodbury, Thorofare, and Somerdale versus 159 last month, a decrease of 18%. This month's total units sold was higher than at this time last year, an increase of 30% versus July 2017.

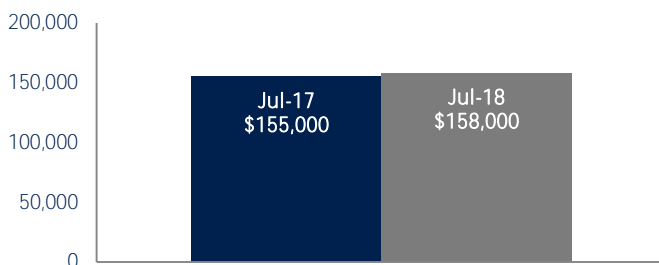
Active Inventory

Versus last year, the total number of homes available this month is lower by 107 units or 18%. The total number of active inventory this July was 474 compared to 581 in July 2017. This month's total of 474 is lower than the previous month's total supply of available inventory of 479, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Woodbury, Thorofare, and Somerdale Homes was \$155,000. This July, the median sale price was \$158,000, an increase of 2% or \$3,000 compared to last year. The current median sold price is 1% 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.

Woodbury, Thorofare, and Somerdale are defined as properties listed in zip code/s 08096, 08086, 08093, 08066, 08090, 08063 and 08097.

*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





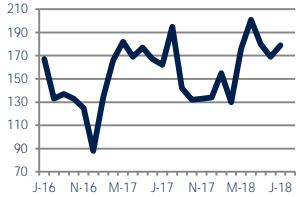
Focus On: Woodbury, Thorofare, and Somerdale Housing Market

July 2018

Zip Code(s): 08096, 08086, 08093, 08066, 08090, 08063 and 08097

New Listings

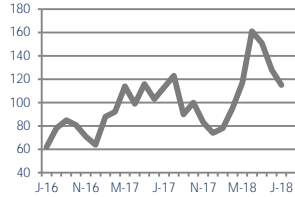
179



Up 10%
Vs. Year Ago

Current Contracts

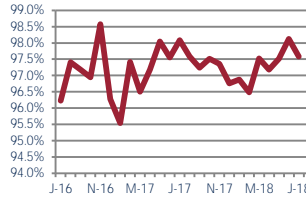
115



Up 2%
Vs. Year Ago

Sold Vs. List Price

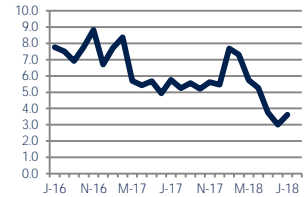
97.6%



Down -0.5%
Vs. Year Ago

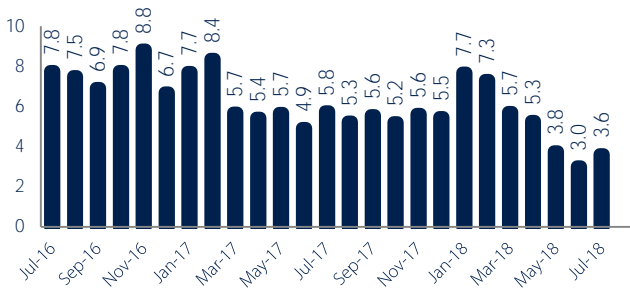
Months of Supply

3.6



Down -37%
Vs. Year Ago

Months Of Supply



Months of Supply

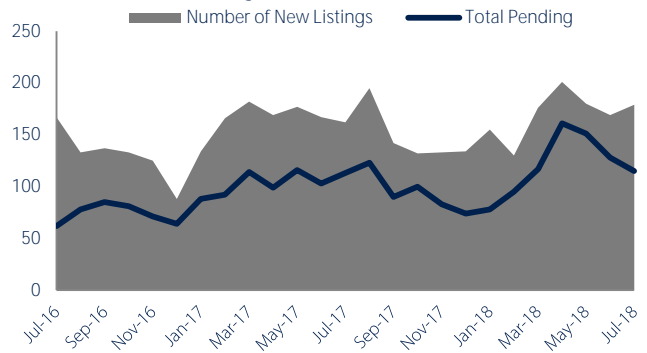
In July, there was 3.6 months of supply available in Woodbury, Thorofare, and Somerdale, compared to 5.8 in July 2017. That is a decrease of 37% versus a year ago.

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.

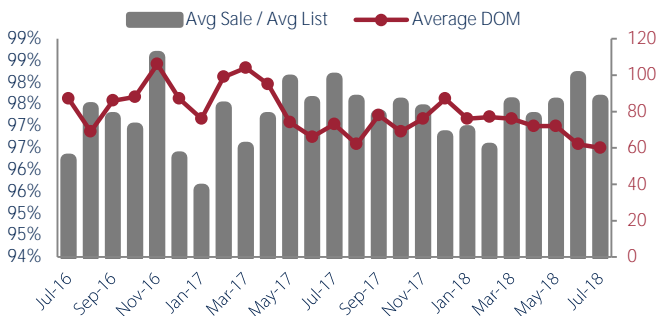
New Listings & Current Contracts

This month there were 179 homes newly listed for sale in Woodbury, Thorofare, and Somerdale compared to 162 in July 2017, an increase of 10%. There were 115 current contracts pending sale this July compared to 113 a year ago. The number of current contracts is 2% 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 Woodbury, Thorofare, and Somerdale was 97.6% of the average list price, which is 0.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 60, lower than the average last year, which was 73, a decrease of 18%.



Woodbury, Thorofare, and Somerdale are defined as properties listed in zip code/s 08096, 08086, 08093, 08066, 08090, 08063 and 08097.

*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.

