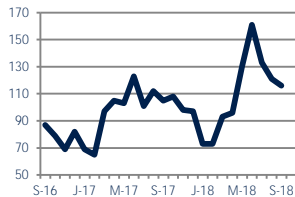


Zip Code(s): 08096, 08086, 08093, 08066, 08090, 08063 and 08097

Units Sold

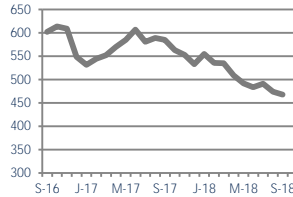
116



Up 10%
Vs. Year Ago

Active Inventory

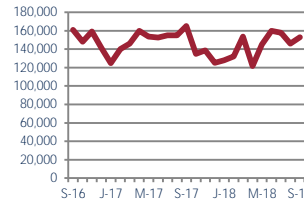
468



Down -20%
Vs. Year Ago

Median Sale Price

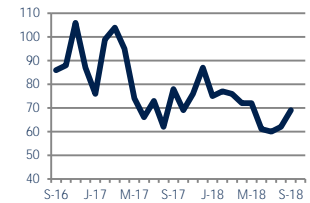
\$153,000



Down -7%
Vs. Year Ago

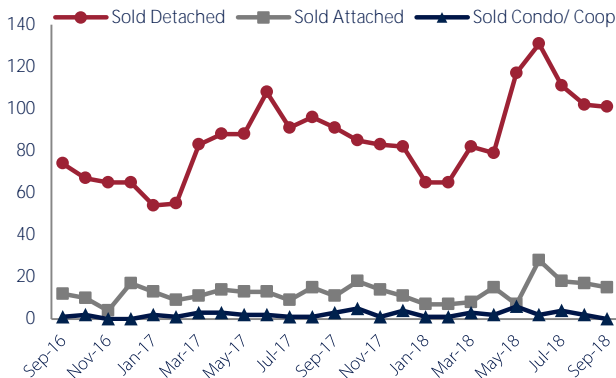
Days On Market

69



Down -12%
Vs. Year Ago

Units Sold*



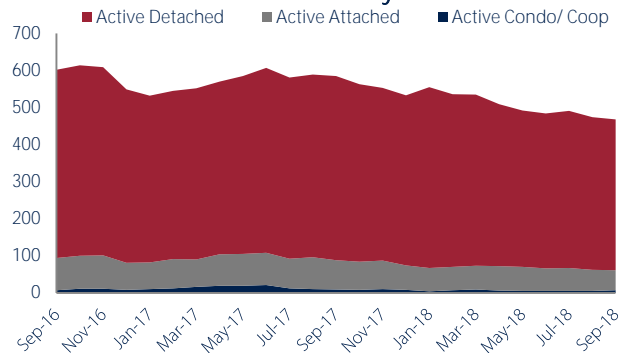
Units Sold

There was a decrease in total units sold in September, with 116 sold this month in Woodbury, Thorofare, and Somerdale versus 121 last month, a decrease of 4%. This month's total units sold was higher than at this time last year, an increase of 10% versus September 2017.

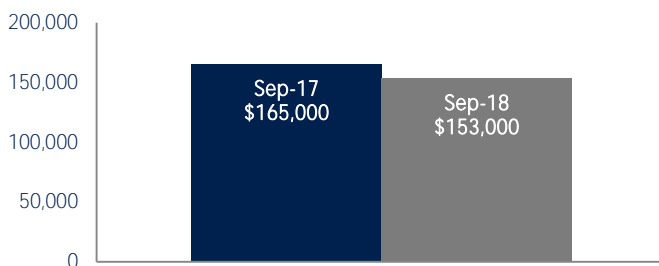
Active Inventory

Versus last year, the total number of homes available this month is lower by 117 units or 20%. The total number of active inventory this September was 468 compared to 585 in September 2017. This month's total of 468 is lower than the previous month's total supply of available inventory of 474, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Woodbury, Thorofare, and Somerdale Homes was \$165,000. This September, the median sale price was \$153,000, a decrease of 7% or \$12,000 compared to last year. The current median sold price is 5% higher 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.

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.



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The Long & Foster Market Minute™

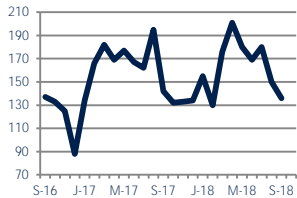
Focus On: Woodbury, Thorofare, and Somerdale Housing Market

September 2018

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

New Listings

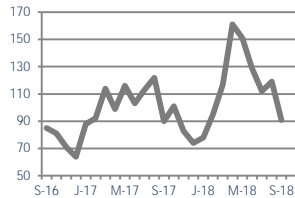
136



Down -4%
Vs. Year Ago

Current Contracts

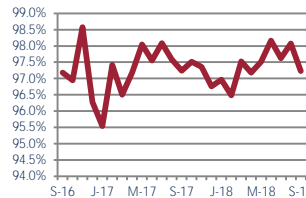
91



Up 1%
Vs. Year Ago

Sold Vs. List Price

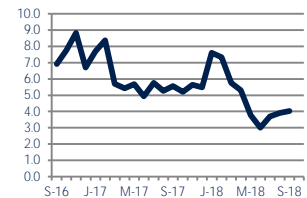
97.2%



No Change
Vs. Year Ago

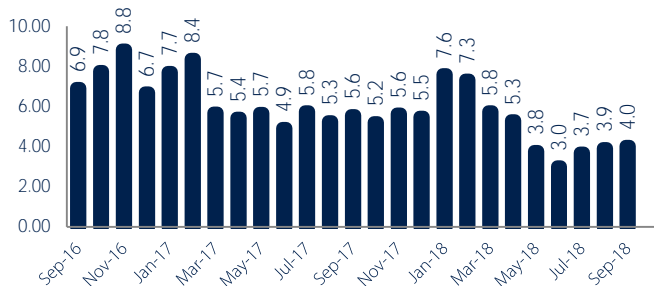
Months of Supply

4.0



Down -28%
Vs. Year Ago

Months Of Supply



Months of Supply

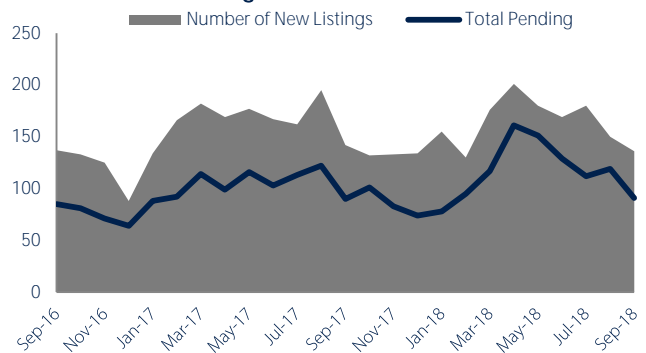
In September, there was 4.0 months of supply available in Woodbury, Thorofare, and Somerdale, compared to 5.6 in September 2017. That is a decrease of 28% versus a year ago.

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.

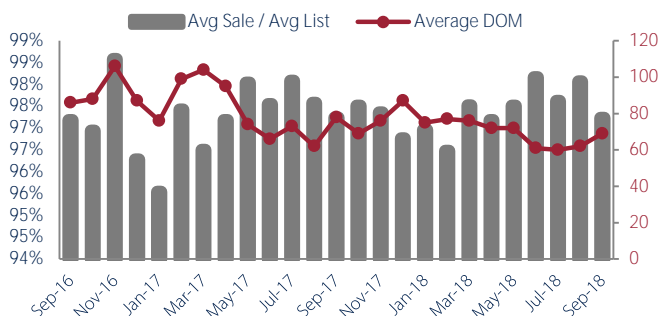
New Listings & Current Contracts

This month there were 136 homes newly listed for sale in Woodbury, Thorofare, and Somerdale compared to 142 in September 2017, a decrease of 4%. There were 91 current contracts pending sale this September compared to 90 a year ago. The number of current contracts is 1% 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 Woodbury, Thorofare, and Somerdale was 97.2% 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 69, lower than the average last year, which was 78, a decrease of 12%.



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