



# The Long & Foster Market Minute™

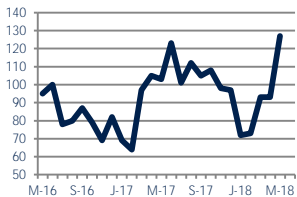
Focus On: Woodbury, Thorofare, and Somerdale Housing Market

May 2018

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

## Units Sold

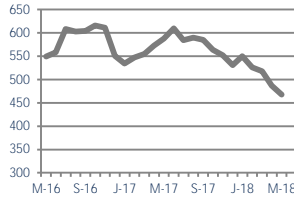
127



Up 23%  
Vs. Year Ago

## Active Inventory

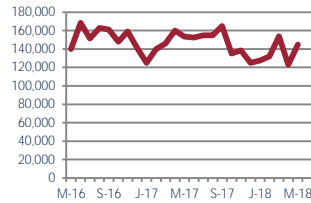
468



Down -20%  
Vs. Year Ago

## Median Sale Price

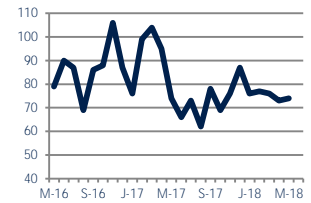
\$145,000



Down -6%  
Vs. Year Ago

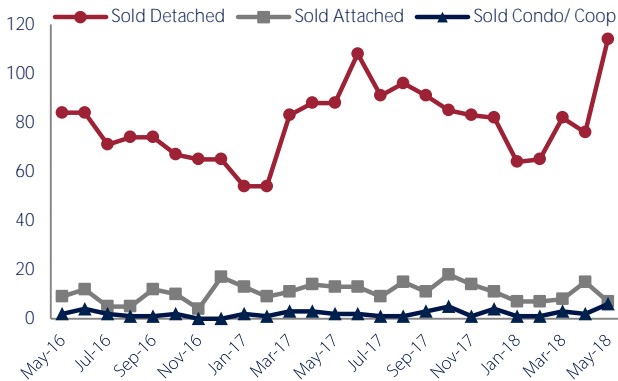
## Days On Market

74



No Change  
Vs. Year Ago

### Units Sold\*



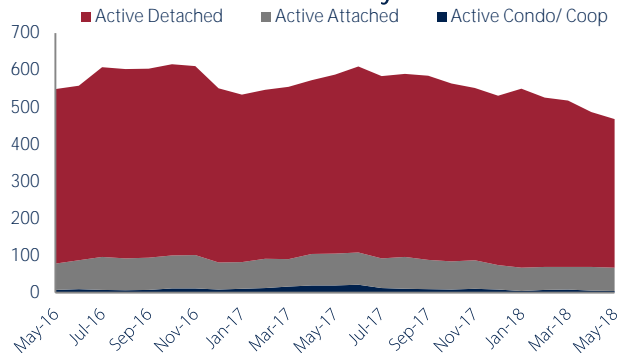
## Units Sold

There was an increase in total units sold in May, with 127 sold this month in Woodbury, Thorofare, and Somerdale. This month's total units sold was higher than at this time last year.

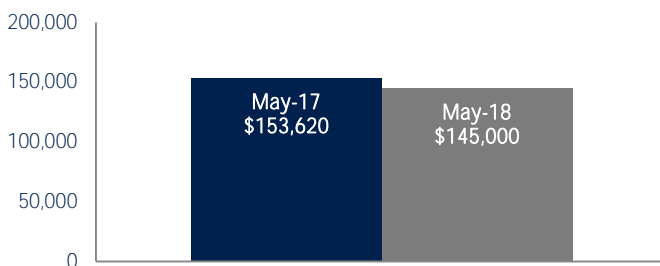
## Active Inventory

Versus last year, the total number of homes available this month is lower by 120 units or 20%. The total number of active inventory this May was 468 compared to 588 in May 2017. This month's total of 468 is lower than the previous month's total supply of available inventory of 487, a decrease of 4%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last May, the median sale price for Woodbury, Thorofare, and Somerdale Homes was \$153,620. This May, the median sale price was \$145,000, a decrease of 6% or \$8,620 compared to last year. The current median sold price is 18% higher than in April.

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.





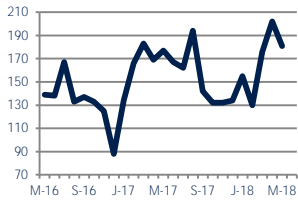
## Focus On: Woodbury, Thorofare, and Somerdale Housing Market

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### New Listings

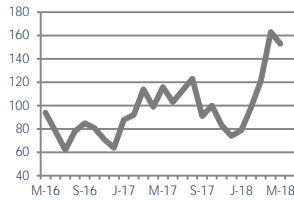
181



Up 2%  
Vs. Year Ago

### Current Contracts

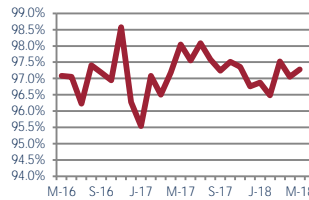
153



Up 32%  
Vs. Year Ago

### Sold Vs. List Price

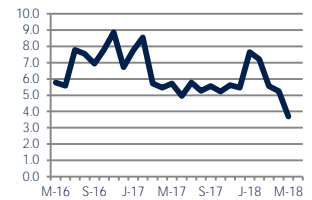
97.3%



Down -0.8%  
Vs. Year Ago

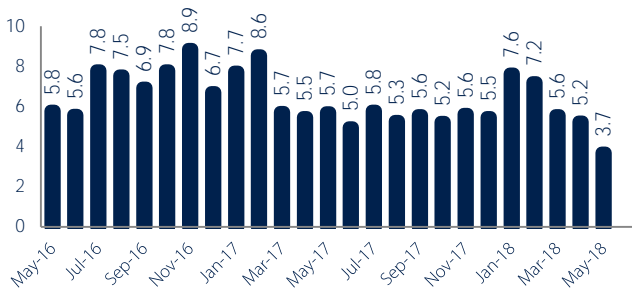
### Months of Supply

3.7



Down -35%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

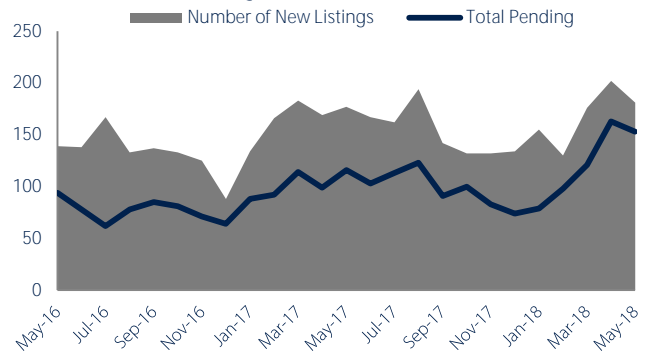
In May, there was 3.7 months of supply available in Woodbury, Thorofare, and Somerdale, compared to 5.7 in May 2017. That is a decrease of 35% versus a year ago.

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.

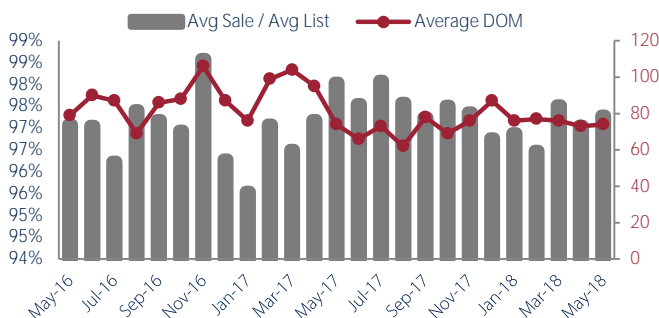
### New Listings & Current Contracts

This month there were 181 homes newly listed for sale in Woodbury, Thorofare, and Somerdale compared to 177 in May 2017, an increase of 2%. There were 153 current contracts pending sale this May compared to 116 a year ago. The number of current contracts is 32% higher than last May.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In May, the average sale price in Woodbury, Thorofare, and Somerdale was 97.3% of the average list price, which is 0.8% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 74, which is similar compared to a year ago.



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