



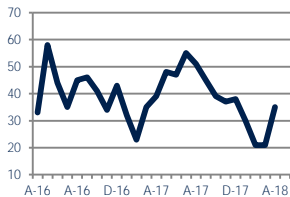
Focus On: Bear Housing Market

April 2018

Zip Code(s): 19701, 19733 and 19708

Units Sold

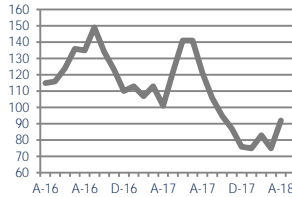
35



Down
Vs. Year Ago

Active Inventory

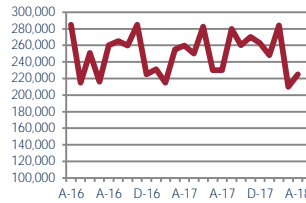
92



Down -9%
Vs. Year Ago

Median Sale Price

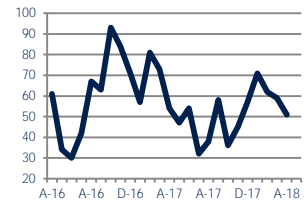
\$225,000



Down -13%
Vs. Year Ago

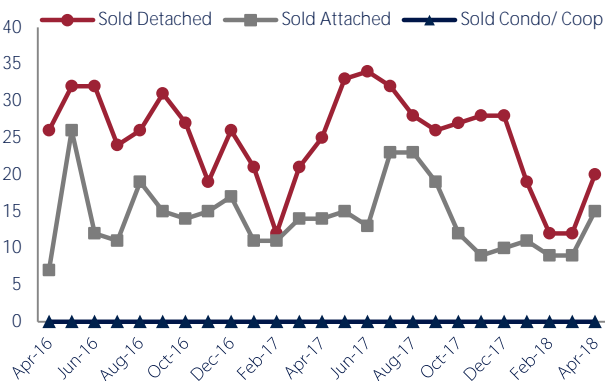
Days On Market

51



Down -6%
Vs. Year Ago

Units Sold*



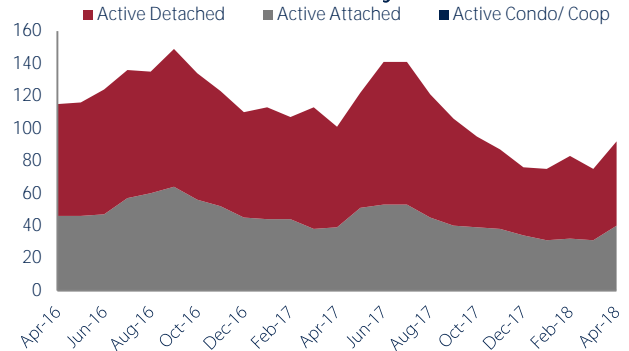
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 35 sold this month in Bear. This month's total units sold was lower than at this time last year, a decrease from April 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 9 units or 9%. The total number of active inventory this April was 92 compared to 101 in April 2017. This month's total of 92 is higher than the previous month's total supply of available inventory of 75, an increase of 23%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Bear Homes was \$259,900. This April, the median sale price was \$225,000, a decrease of 13% or \$34,900 compared to last year. The current median sold price is 7% 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.

Bear are defined as properties listed in zip code/s 19701, 19733 and 19708.

*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
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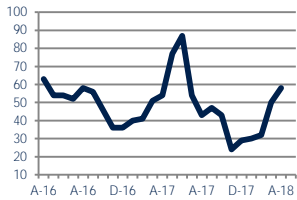
Focus On: Bear Housing Market

April 2018

Zip Code(s): 19701, 19733 and 19708

New Listings

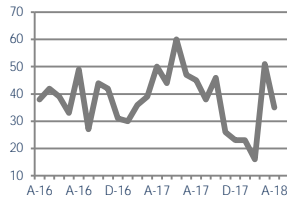
58



Up 7%
Vs. Year Ago

Current Contracts

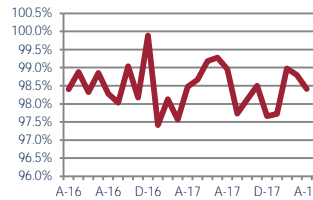
35



Down -30%
Vs. Year Ago

Sold Vs. List Price

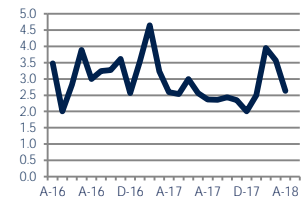
98.4%



No Change
Vs. Year Ago

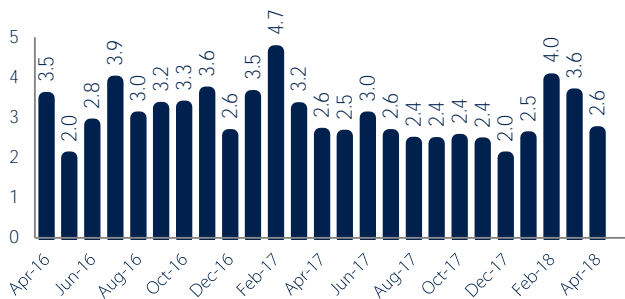
Months of Supply

2.6



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

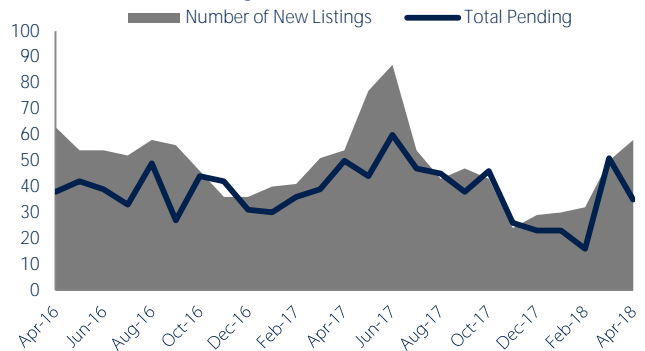
In April, there was 2.6 months of supply available in Bear. The amount of supply is similar compared to a year ago.

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.

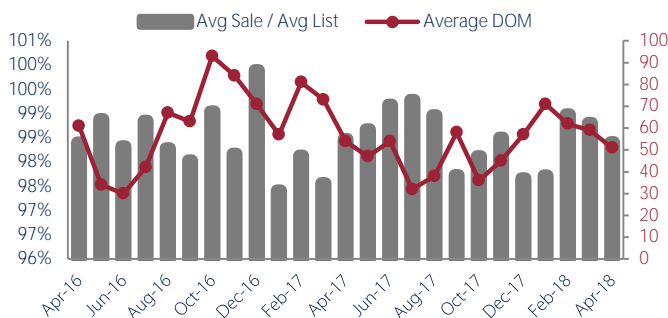
New Listings & Current Contracts

This month there were 58 homes newly listed for sale in Bear compared to 54 in April 2017, an increase of 7%. There were 35 current contracts pending sale this April compared to 50 a year ago. The number of current contracts is 30% 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 Bear was 98.4% 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 51, lower than the average last year, which was 54, a decrease of 6%.



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