



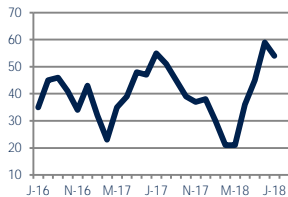
Focus On: Bear Housing Market

July 2018

Zip Code(s): 19701, 19733 and 19708

Units Sold

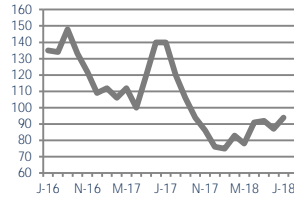
54



Down -2%
Vs. Year Ago

Active Inventory

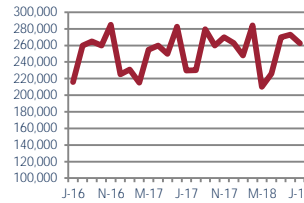
94



Down -33%
Vs. Year Ago

Median Sale Price

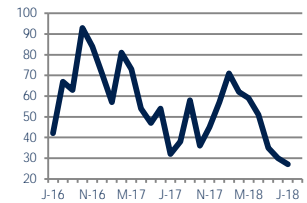
\$262,500



Up 14%
Vs. Year Ago

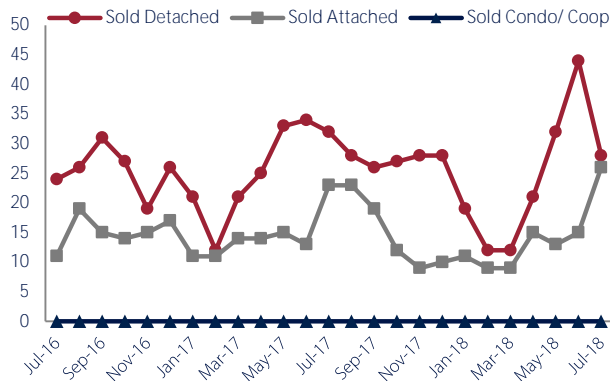
Days On Market

27



Down -16%
Vs. Year Ago

Units Sold*



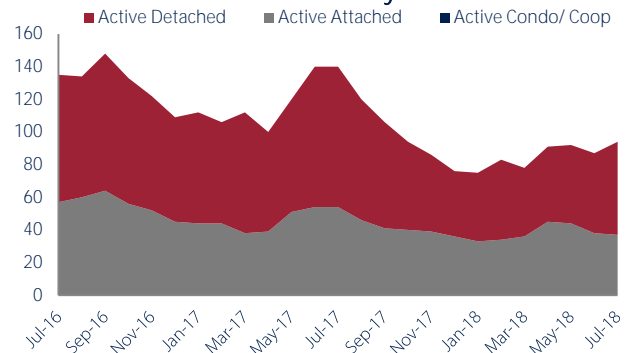
Units Sold

There was a decrease in total units sold in July, with 54 sold this month in Bear versus 59 last month, a decrease of 8%. This month's total units sold was lower than at this time last year, a decrease of 2% versus July 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 46 units or 33%. The total number of active inventory this July was 94 compared to 140 in July 2017. This month's total of 94 is higher than the previous month's total supply of available inventory of 87, an increase of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Bear Homes was \$229,900. This July, the median sale price was \$262,500, an increase of 14% or \$32,600 compared to last year. The current median sold price is 4% 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.

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 INTERNATIONAL REAL ESTATE



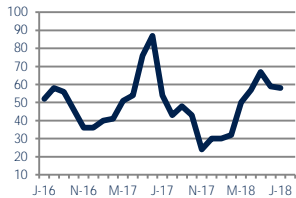
Focus On: Bear Housing Market

July 2018

Zip Code(s): 19701, 19733 and 19708

New Listings

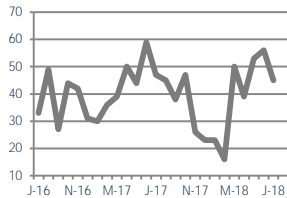
58



Up 7%
Vs. Year Ago

Current Contracts

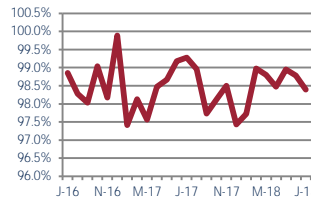
45



Down -4%
Vs. Year Ago

Sold Vs. List Price

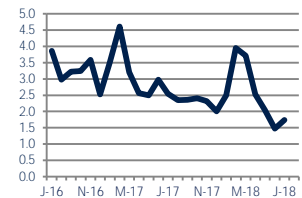
98.4%



Down -0.9%
Vs. Year Ago

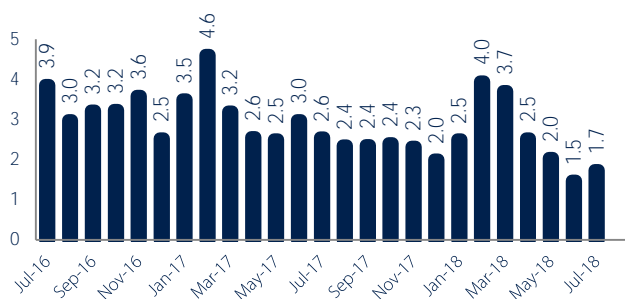
Months of Supply

1.7



Down -32%
Vs. Year Ago

Months Of Supply



Months of Supply

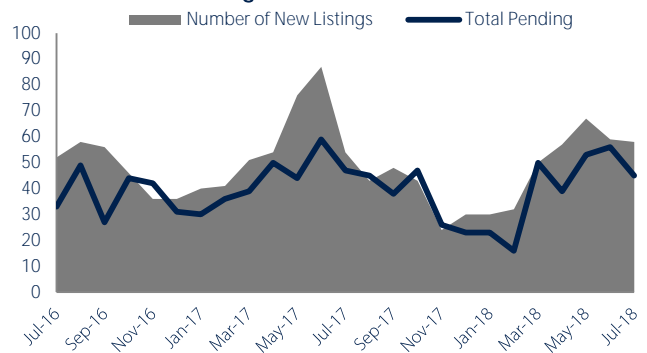
In July, there was 1.7 months of supply available in Bear, compared to 2.5 in July 2017. That is a decrease of 32% versus a year ago.

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.

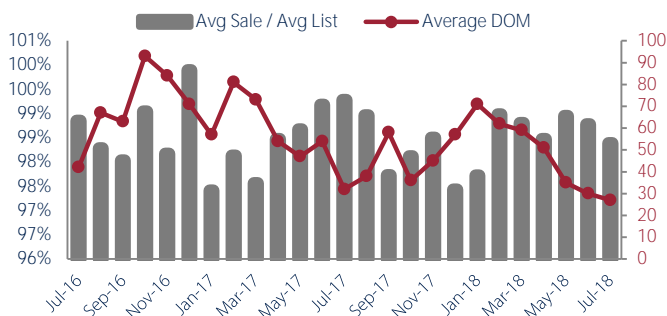
New Listings & Current Contracts

This month there were 58 homes newly listed for sale in Bear compared to 54 in July 2017, an increase of 7%. There were 45 current contracts pending sale this July compared to 47 a year ago. The number of current contracts is 4% 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 Bear was 98.4% of the average list price, which is 0.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 27, lower than the average last year, which was 32, a decrease of 16%.



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