

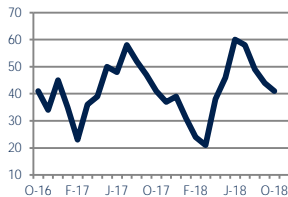
## Focus On: Bear Housing Market

October 2018

Zip Code(s): 19701, 19733 and 19708

### Units Sold

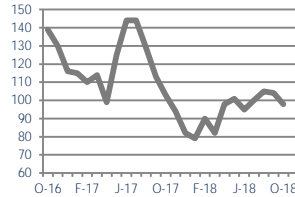
41



No Change  
Vs. Year Ago

### Active Inventory

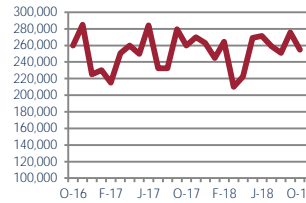
98



Down -5%  
Vs. Year Ago

### Median Sale Price

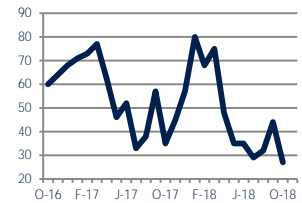
\$255,000



Down -2%  
Vs. Year Ago

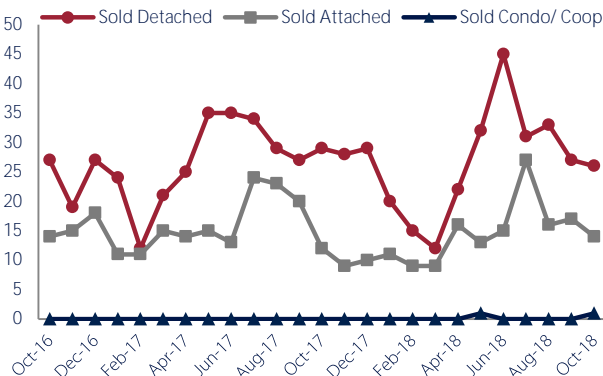
### Days On Market

27



Down -23%  
Vs. Year Ago

### Units Sold\*



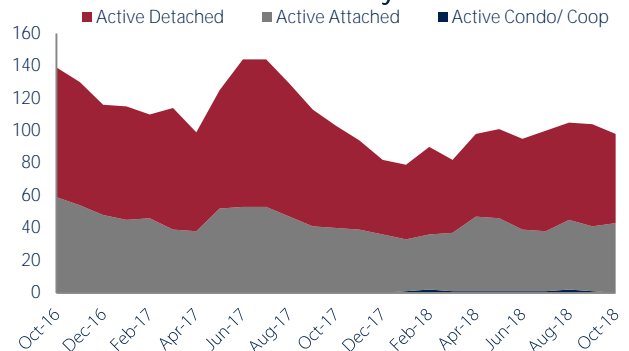
### Units Sold

There was a decrease in total units sold in October, with 41 sold this month in Bear, a decrease of 7%. This month's total units sold is similar compared to a year ago.

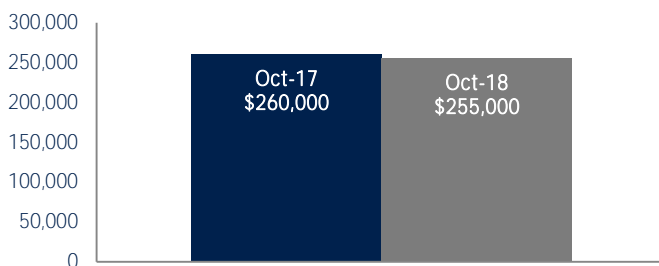
### Active Inventory

Versus last year, the total number of homes available this month is lower by 5 units or 5%. The total number of active inventory this October was 98 compared to 103 in October 2017. This month's total of 98 is lower than the previous month's total supply of available inventory of 104, a decrease of 6%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last October, the median sale price for Bear Homes was \$260,000. This October, the median sale price was \$255,000, a decrease of 2% or \$5,000 compared to last year. The current median sold price is 7% lower than in September.

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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.



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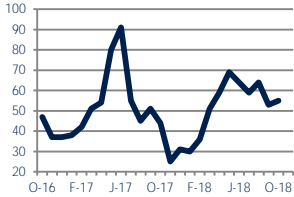
## Focus On: Bear Housing Market

October 2018

Zip Code(s): 19701, 19733 and 19708

### New Listings

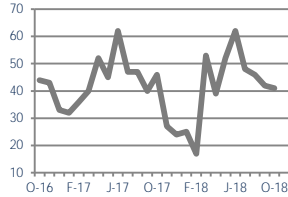
55



Up 25%  
Vs. Year Ago

### Current Contracts

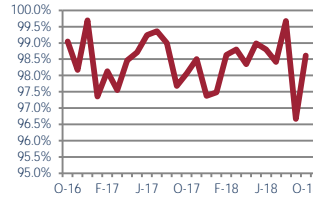
41



Down -11%  
Vs. Year Ago

### Sold Vs. List Price

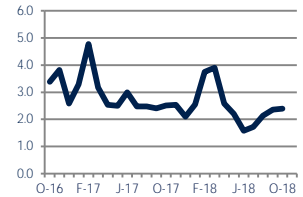
98.6%



Up 0.6%  
Vs. Year Ago

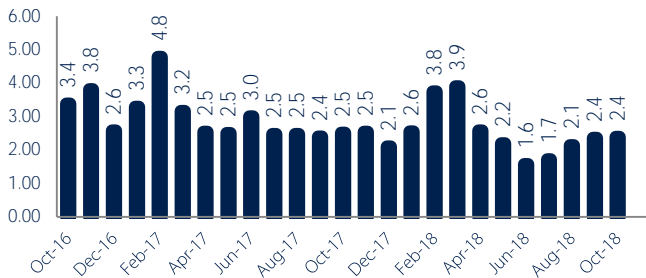
### Months of Supply

2.4



Down -5%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

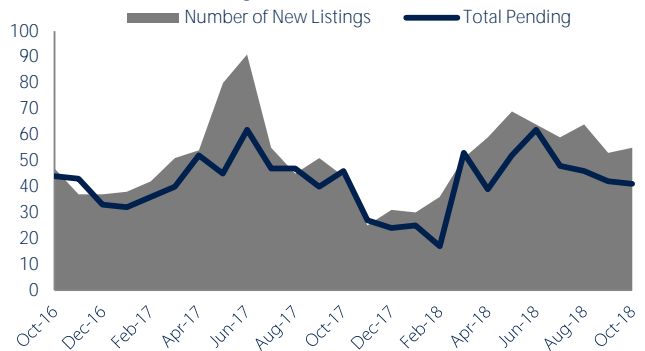
In October, there was 2.4 months of supply available in Bear, compared to 2.5 in October 2017. That is a decrease of 5% versus a year ago.

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.

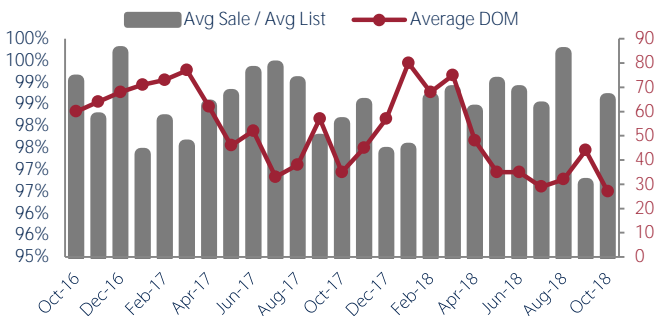
### New Listings & Current Contracts

This month there were 55 homes newly listed for sale in Bear compared to 44 in October 2017, an increase of 25%. There were 41 current contracts pending sale this October compared to 46 a year ago. The number of current contracts is 11% lower than last October.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In October, the average sale price in Bear was 98.6% of the average list price, which is 0.5% higher 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 35, a decrease of 23%.



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