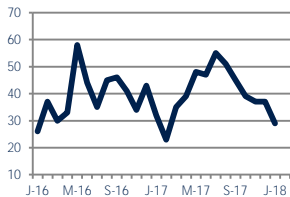




Zip Code(s): 19701, 19733 and 19708

### Units Sold

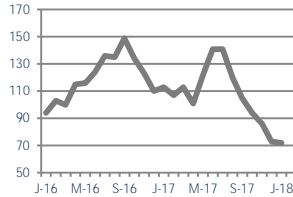
29



Down -9%  
Vs. Year Ago

### Active Inventory

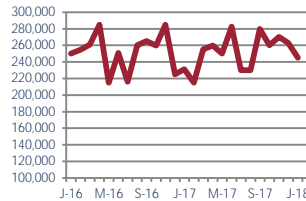
72



Down -36%  
Vs. Year Ago

### Median Sale Price

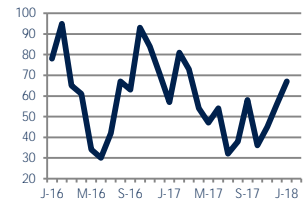
\$245,000



Up 6%  
Vs. Year Ago

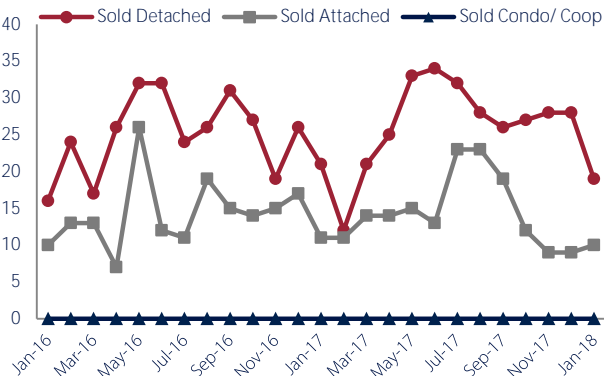
### Days On Market

67



Up 18%  
Vs. Year Ago

### Units Sold\*



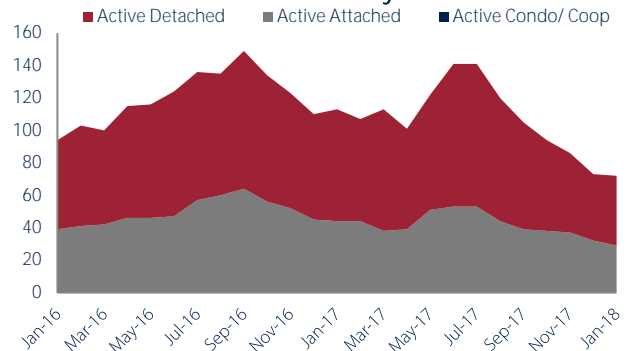
### Units Sold

There was a decrease in total units sold in January, with 29 sold this month in Bear versus 37 last month, a decrease of 22%. This month's total units sold was lower than at this time last year, a decrease of 9% versus January 2017.

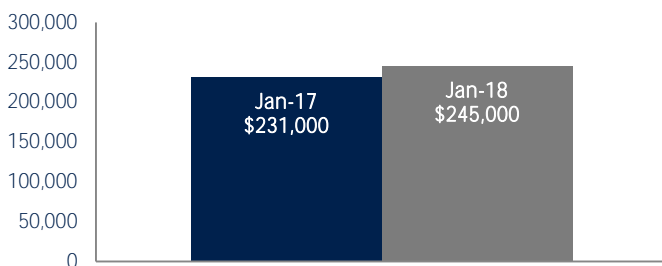
### Active Inventory

Versus last year, the total number of homes available this month is lower by 41 units or 36%. The total number of active inventory this January was 72 compared to 113 in January 2017. This month's total of 72 is lower than the previous month's total supply of available inventory of 73, a decrease of 1%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last January, the median sale price for Bear Homes was \$231,000. This January, the median sale price was \$245,000, an increase of 6% or \$14,000 compared to last year. The current median sold price is 7% lower than in December.

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 TRiND 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 TRiND or Long & Foster Real Estate, Inc.



CHRISTIE'S  
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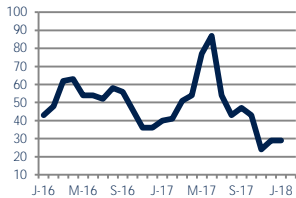
## Focus On: Bear Housing Market

January 2018

Zip Code(s): 19701, 19733 and 19708

### New Listings

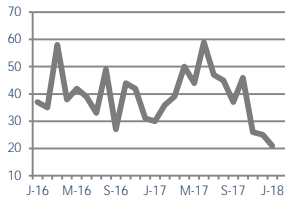
29



Down -28%  
Vs. Year Ago

### Current Contracts

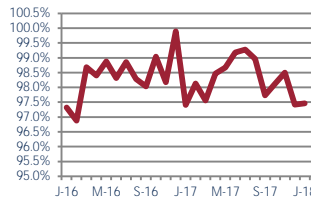
21



Down -30%  
Vs. Year Ago

### Sold Vs. List Price

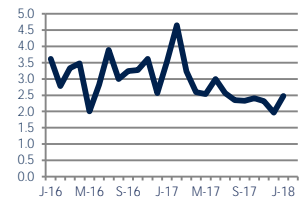
97.5%



No Change  
Vs. Year Ago

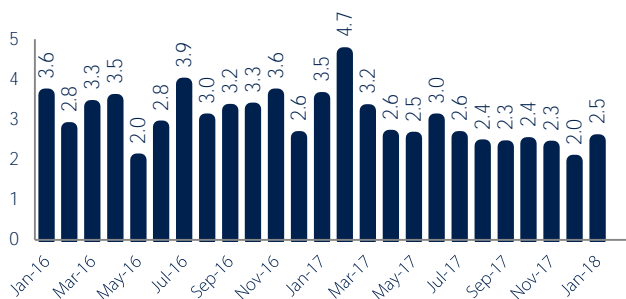
### Months of Supply

2.5



Down -30%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

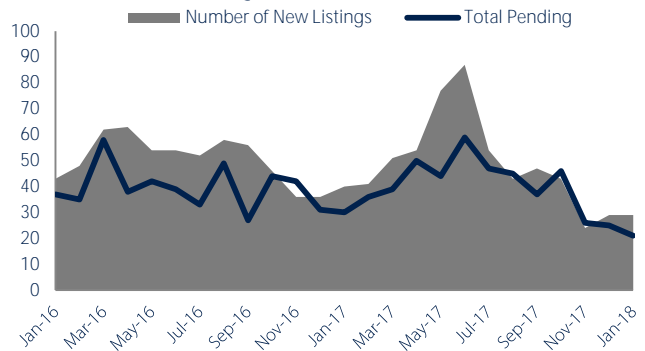
In January, there was 2.5 months of supply available in Bear, compared to 3.5 in January 2017. That is a decrease of 30% versus a year ago.

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.

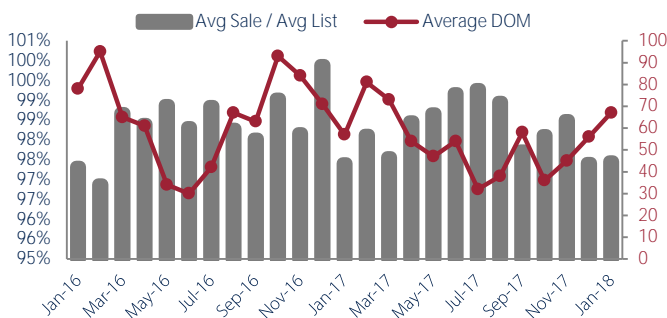
### New Listings & Current Contracts

This month there were 29 homes newly listed for sale in Bear compared to 40 in January 2017, a decrease of 28%. There were 21 current contracts pending sale this January compared to 30 a year ago. The number of current contracts is 30% lower than last January.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in Bear was 97.5% 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 67, higher than the average last year, which was 57, an increase of 18%.



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