

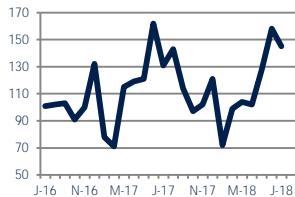
Focus On: Pike Creek, Elsmere, and Newport Housing Market

July 2018

Zip Code(s): 19804, 19805 and 19808

Units Sold

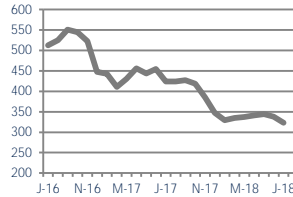
145



Up 11%
Vs. Year Ago

Active Inventory

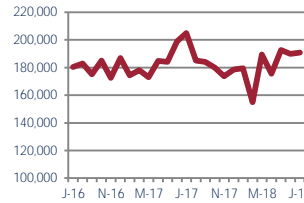
323



Down -24%
Vs. Year Ago

Median Sale Price

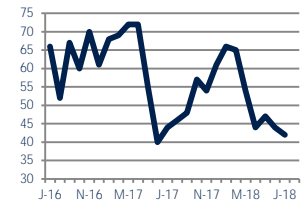
\$190,745



Down -7%
Vs. Year Ago

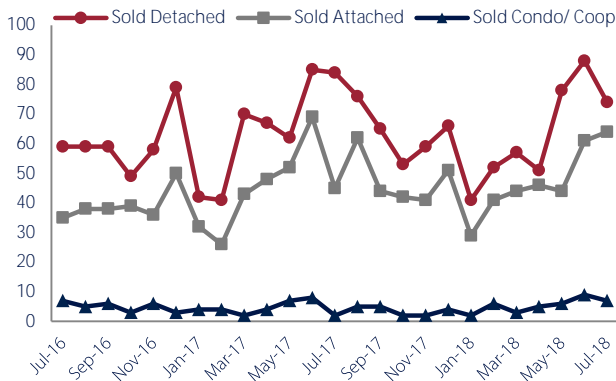
Days On Market

42



Down -5%
Vs. Year Ago

Units Sold*



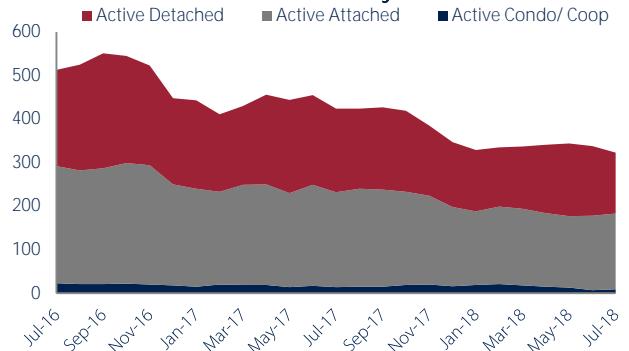
Units Sold

There was a decrease in total units sold in July, with 145 sold this month in Pike Creek, Elsmere, and Newport versus 158 last month, a decrease of 8%. This month's total units sold was higher than at this time last year, an increase of 11% versus July 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 101 units or 24%. The total number of active inventory this July was 323 compared to 424 in July 2017. This month's total of 323 is lower than the previous month's total supply of available inventory of 338, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Pike Creek, Elsmere, and Newport Homes was \$205,000. This July, the median sale price was \$190,745, a decrease of 7% or \$14,255 compared to last year. The current median sold price is approximately the same as the median price in June.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Pike Creek, Elsmere, and Newport are defined as properties listed in zip code/s 19804, 19805 and 19808.

*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



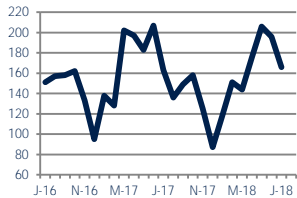
Focus On: Pike Creek, Elsmere, and Newport Housing Market

July 2018

Zip Code(s): 19804, 19805 and 19808

New Listings

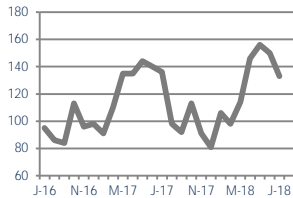
166



Up 2%
Vs. Year Ago

Current Contracts

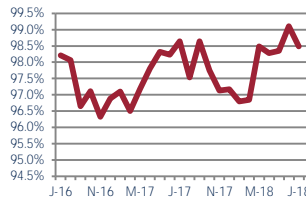
133



Down -2%
Vs. Year Ago

Sold Vs. List Price

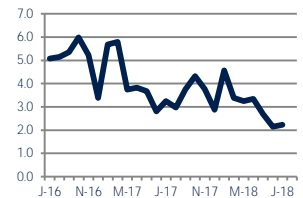
98.5%



No Change
Vs. Year Ago

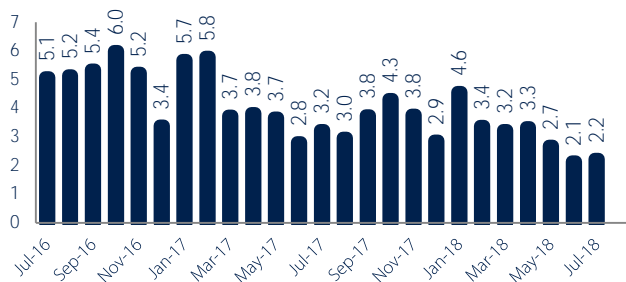
Months of Supply

2.2



Down -31%
Vs. Year Ago

Months Of Supply



Months of Supply

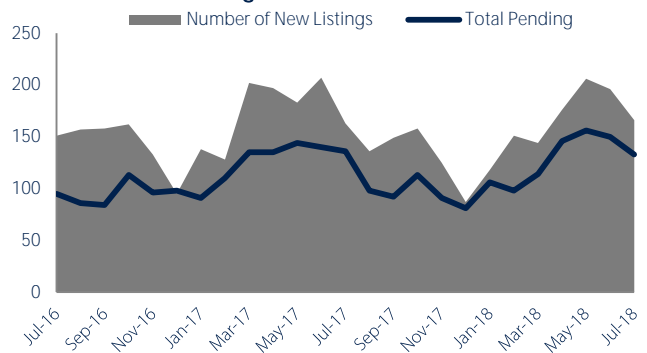
In July, there was 2.2 months of supply available in Pike Creek, Elsmere, and Newport, compared to 3.2 in July 2017. That is a decrease of 31% versus a year ago.

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.

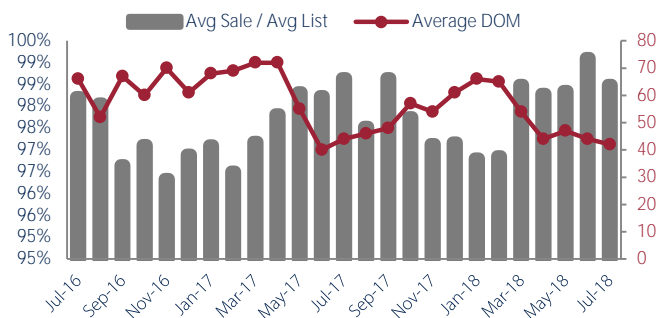
New Listings & Current Contracts

This month there were 166 homes newly listed for sale in Pike Creek, Elsmere, and Newport compared to 163 in July 2017, an increase of 2%. There were 133 current contracts pending sale this July compared to 136 a year ago. The number of current contracts is 2% 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 Pike Creek, Elsmere, and Newport was 98.5% 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 42, lower than the average last year, which was 44, a decrease of 5%.



Pike Creek, Elsmere, and Newport are defined as properties listed in zip code/s 19804, 19805 and 19808.

*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.

