



The Long & Foster Market Minute™

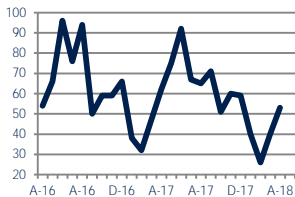
Focus On: Abington, Huntington Valley, and Jenkintown Housing Market

April 2018

Zip Code(s): 19001, 19006, 19009 and 19046

Units Sold

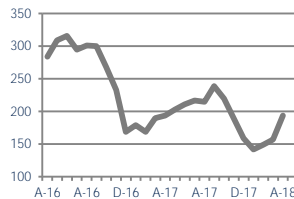
53



Down -15%
Vs. Year Ago

Active Inventory

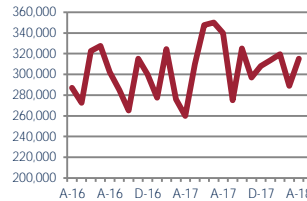
194



No Change
Vs. Year Ago

Median Sale Price

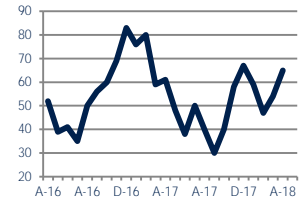
\$315,000



Up 21%
Vs. Year Ago

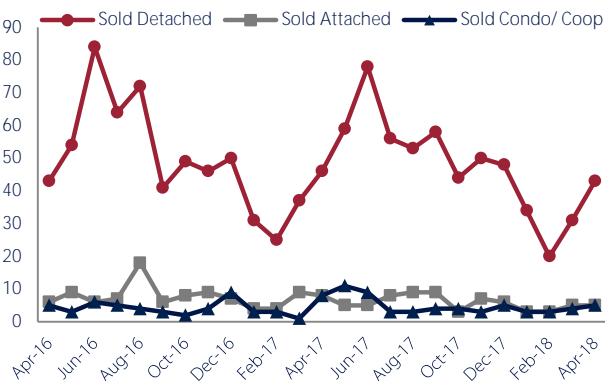
Days On Market

65



Up 7%
Vs. Year Ago

Units Sold*



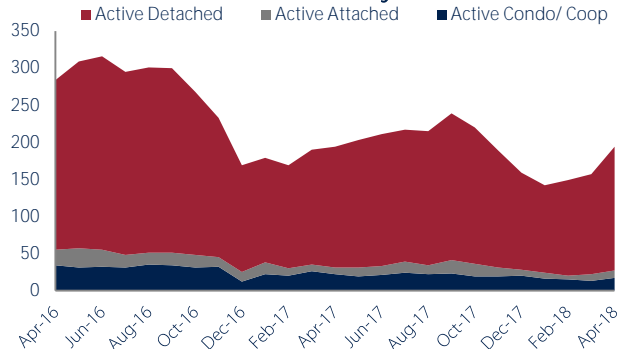
Units Sold

There was an increase in total units sold in April, with 53 sold this month in Abington, Huntington Valley, and Jenkintown versus 40 last month, an increase of 33%. This month's total units sold was lower than at this time last year, a decrease of 15% versus April 2017.

Active Inventory

The total number of homes available this month is 194 units, which is similar compared to a year ago. This month's total of 194 is higher than the previous month's total supply of available inventory of 157, an increase of 24%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Abington, Huntington Valley, and Jenkintown Homes was \$259,950. This April, the median sale price was \$315,000, an increase of 21% or \$55,050 compared to last year. The current median sold price is 9% 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.



Abington, Huntington Valley, and Jenkintown are defined as properties listed in zip code/s 19001, 19006, 19009 and 19046.

*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.

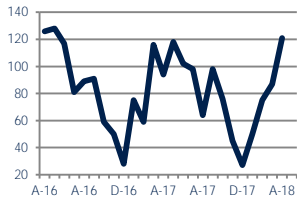
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 19001, 19006, 19009 and 19046

New Listings

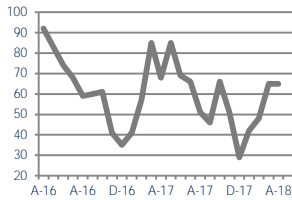
121



Up 29%
Vs. Year Ago

Current Contracts

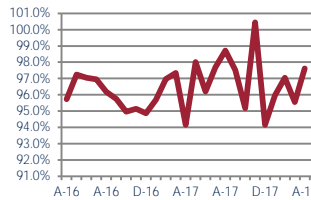
65



Down -4%
Vs. Year Ago

Sold Vs. List Price

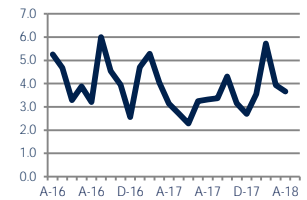
97.6%



Up 3.7%
Vs. Year Ago

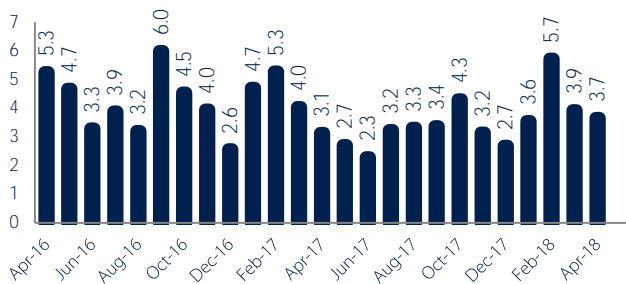
Months of Supply

3.7



Up 17%
Vs. Year Ago

Months Of Supply



Months of Supply

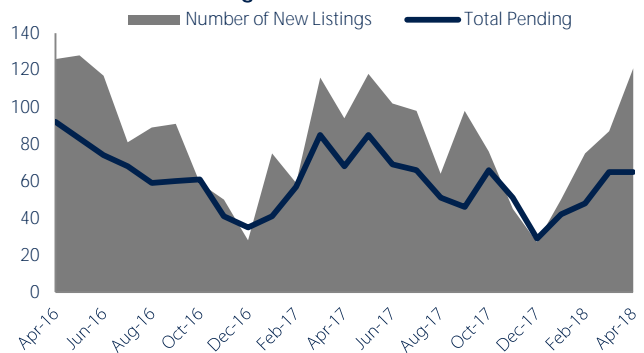
In April, there was 3.7 months of supply available in Abington, Huntington Valley, and Jenkintown, compared to 3.1 in April 2017. That is an increase of 17% versus a year ago.

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.

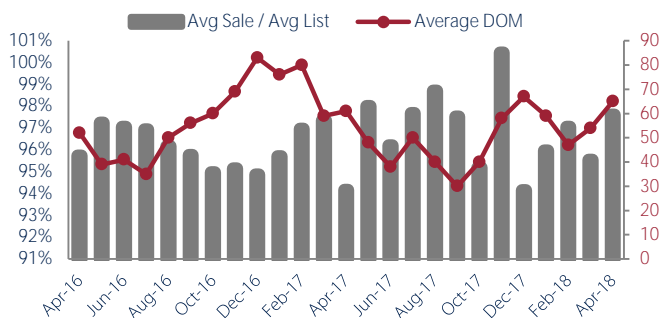
New Listings & Current Contracts

This month there were 121 homes newly listed for sale in Abington, Huntington Valley, and Jenkintown compared to 94 in April 2017, an increase of 29%. There were 65 current contracts pending sale this April compared to 68 a year ago. The number of current contracts remained stable as compared to last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Abington, Huntington Valley, and Jenkintown was 97.6% of the average list price, which is 3.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 65, higher than the average last year, which was 61, an increase of 7%.



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