



# The Long & Foster Market Minute™

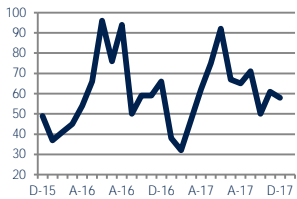
**Focus On:** Abington, Huntington Valley, and Jenkintown Housing Market

December 2017

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

## Units Sold

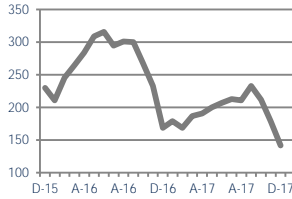
58



Down -12%  
Vs. Year Ago

## Active Inventory

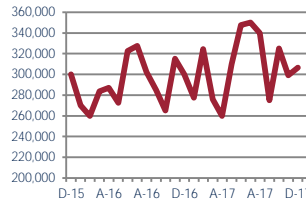
142



Down -16%  
Vs. Year Ago

## Median Sale Price

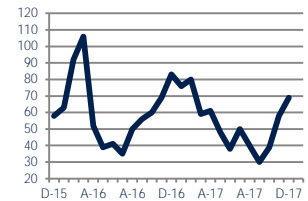
\$306,500



Up 2%  
Vs. Year Ago

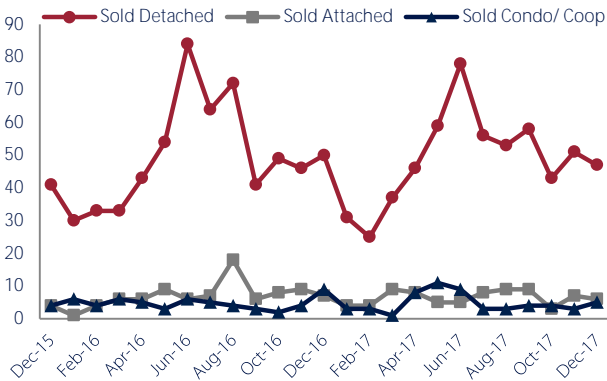
## Days On Market

69



Down -17%  
Vs. Year Ago

## Units Sold\*



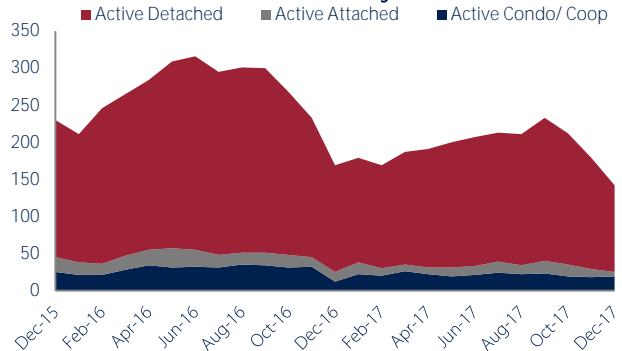
## Units Sold

There was a decrease in total units sold in December, with 58 sold this month in Abington, Huntington Valley, and Jenkintown versus 61 last month, a decrease of 5%. This month's total units sold was lower than at this time last year, a decrease of 12% versus December 2016.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 27 units or 16%. The total number of active inventory this December was 142 compared to 169 in December 2016. This month's total of 142 is lower than the previous month's total supply of available inventory of 179, a decrease of 21%.

## Active Inventory\*

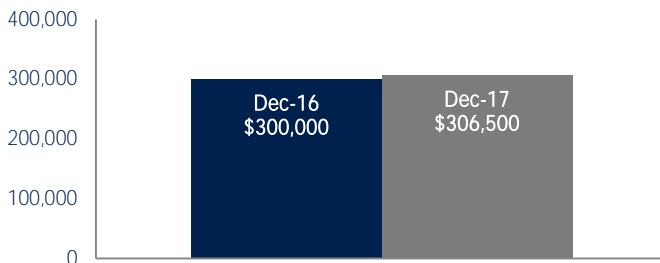


## Median Sale Price

Last December, the median sale price for Abington, Huntington Valley, and Jenkintown Homes was \$300,000. This December, the median sale price was \$306,500, an increase of 2% or \$6,500 compared to last year. The current median sold price is 3% higher than in November.

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

## Median Sale Price



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.



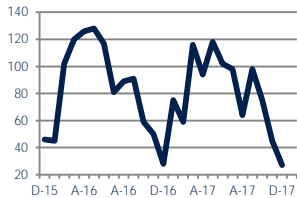
## Focus On: Abington, Huntington Valley, and Jenkintown Housing Market

December 2017

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

### New Listings

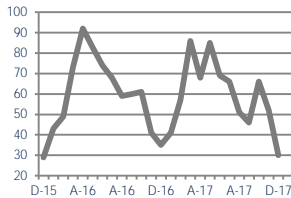
27



Down -4%  
Vs. Year Ago

### Current Contracts

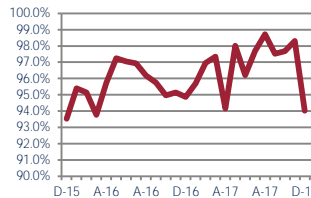
30



Down -14%  
Vs. Year Ago

### Sold Vs. List Price

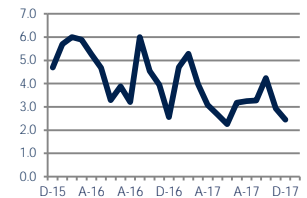
94.0%



Down -0.9%  
Vs. Year Ago

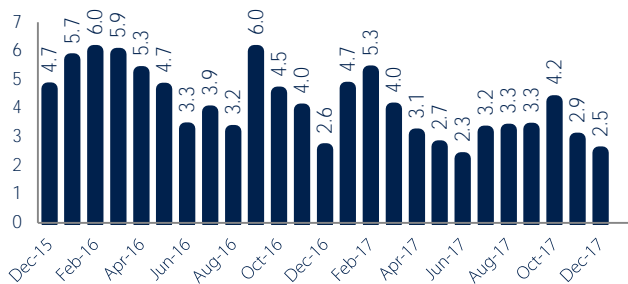
### Months of Supply

2.5



Down -4%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

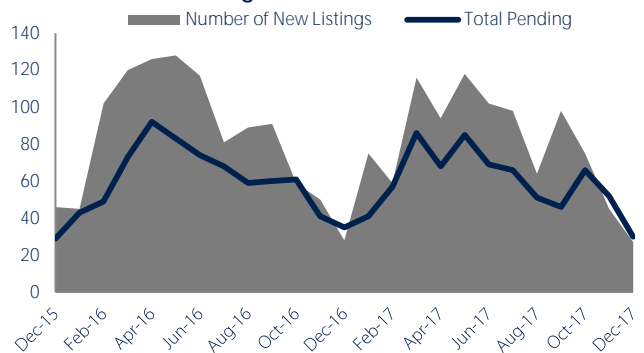
In December, there was 2.4 months of supply available in Abington, Huntington Valley, and Jenkintown, compared to 2.6 in December 2016. That is a decrease of 4% versus a year ago.

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.

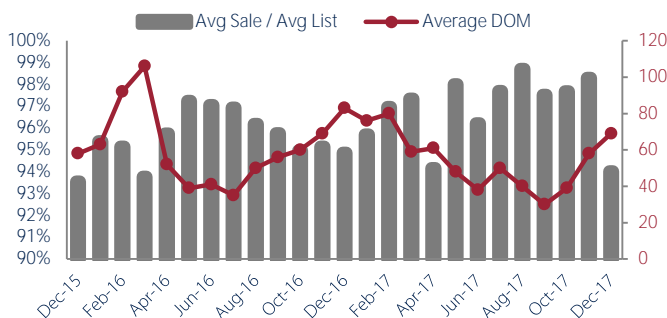
### New Listings & Current Contracts

This month there were 27 homes newly listed for sale in Abington, Huntington Valley, and Jenkintown compared to 28 in December 2016, a decrease of 4%. There were 30 current contracts pending sale this December compared to 35 a year ago. The number of current contracts is 14% lower than last December.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In December, the average sale price in Abington, Huntington Valley, and Jenkintown was 94.0% of the average list price, which is 0.8% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 69, lower than the average last year, which was 83, a decrease of 17%.



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