



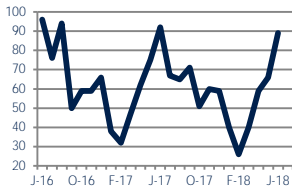
The Long & Foster Market Minute™

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

June 2018

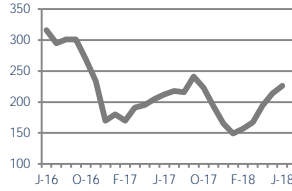
Zip Code(s): 19001, 19006, 19009 and 19046

Units Sold
89



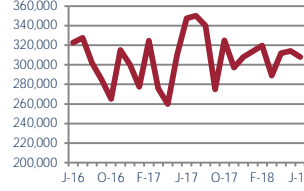
Down -3%
Vs. Year Ago

Active Inventory
226



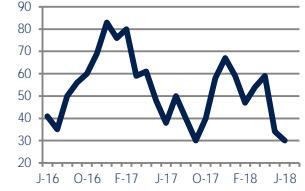
Up 7%
Vs. Year Ago

Median Sale Price
\$308,000



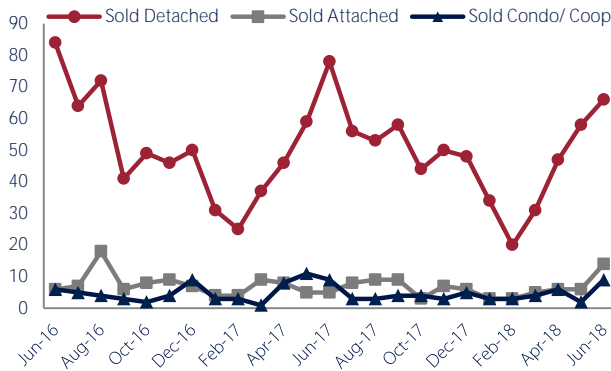
Down -11%
Vs. Year Ago

Days On Market
30



Down -21%
Vs. Year Ago

Units Sold*



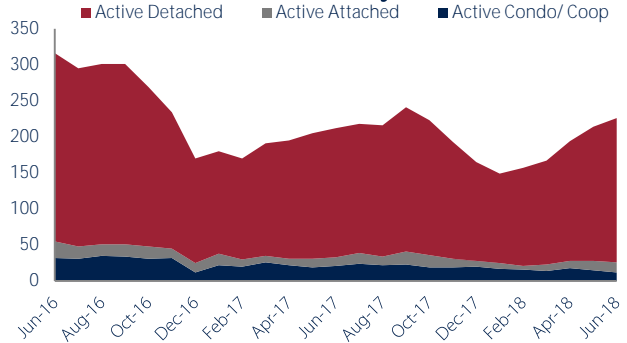
Units Sold

There was an increase in total units sold in June, with 89 sold this month in Abington, Huntington Valley, and Jenkintown versus 66 last month, an increase of 35%. This month's total units sold was lower than at this time last year, a decrease of 3% versus June 2017.

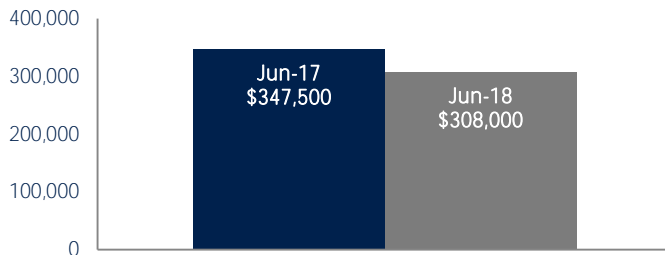
Active Inventory

Versus last year, the total number of homes available this month is higher by 14 units or 7%. The total number of active inventory this June was 226 compared to 212 in June 2017. This month's total of 226 is higher than the previous month's total supply of available inventory of 214, an increase of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Abington, Huntington Valley, and Jenkintown Homes was \$347,500. This June, the median sale price was \$308,000, a decrease of 11% or \$39,500 compared to last year. The current median sold price is 2% lower than in May.

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

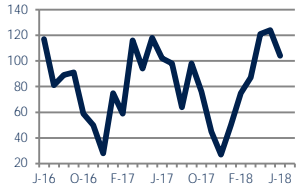




Zip Code(s): 19001, 19006, 19009 and 19046

New Listings

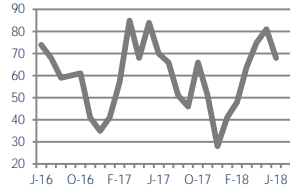
104



Up 2%
Vs. Year Ago

Current Contracts

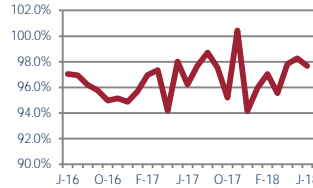
68



Down -3%
Vs. Year Ago

Sold Vs. List Price

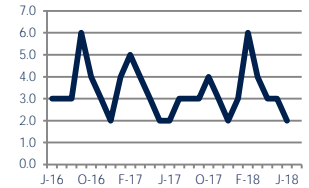
97.7%



Up 1.5%
Vs. Year Ago

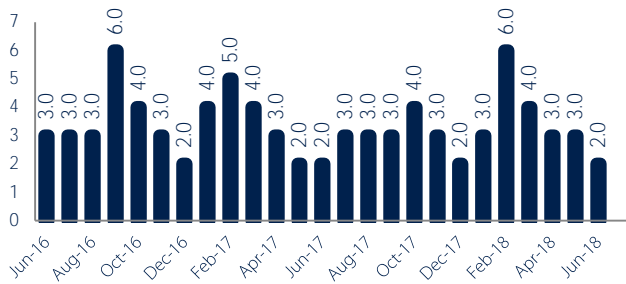
Months of Supply

2.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

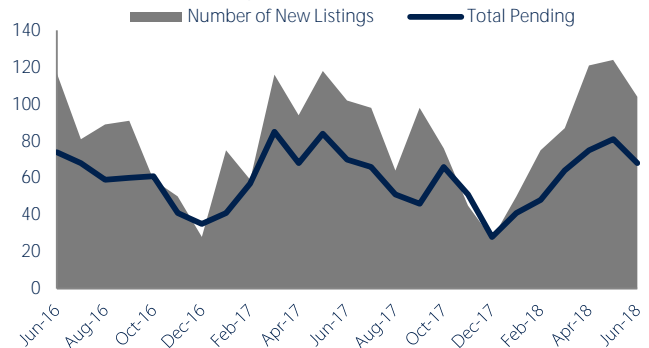
In June, there was 2.5 months of supply available in Abington, Huntington Valley, and Jenkintown, compared to 2.3 in June 2017. That is an increase of 10% versus a year ago.

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.

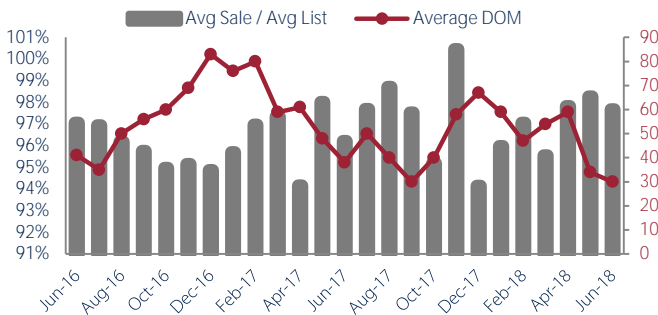
New Listings & Current Contracts

This month there were 104 homes newly listed for sale in Abington, Huntington Valley, and Jenkintown compared to 102 in June 2017, an increase of 2%. There were 68 current contracts pending sale this June compared to 70 a year ago. The number of current contracts is 3% lower than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Abington, Huntington Valley, and Jenkintown was 97.7% of the average list price, which is 1.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 30, lower than the average last year, which was 38, a decrease of 21%.



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