



# The Long & Foster Market Minute™

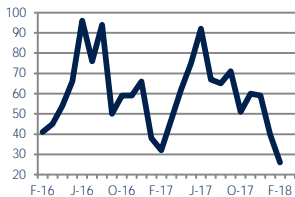
**Focus On:** Abington, Huntington Valley, and Jenkintown Housing Market

February 2018

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

## Units Sold

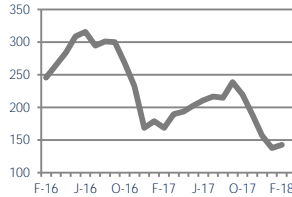
26



**Down**  
Vs. Year Ago

## Active Inventory

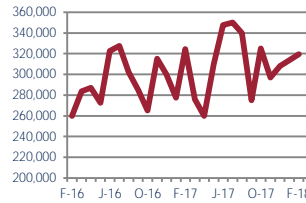
143



**Down -15%**  
Vs. Year Ago

## Median Sale Price

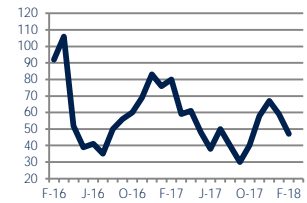
\$319,544



**Down -2%**  
Vs. Year Ago

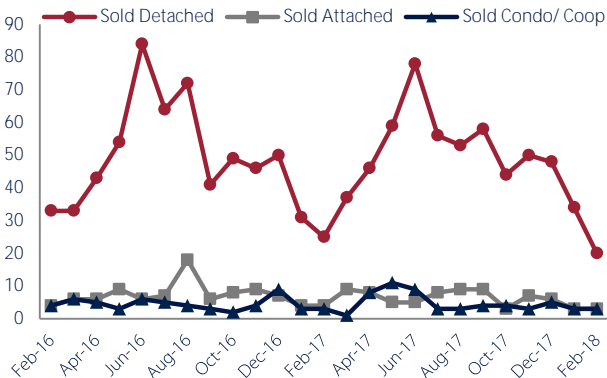
## Days On Market

47



**Down -41%**  
Vs. Year Ago

### Units Sold\*



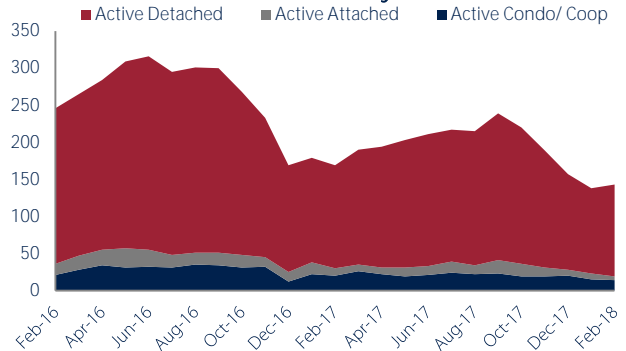
## Units Sold

With relatively few transactions, there was a decrease in total units sold in February, with 26 sold this month in Abington, Huntington Valley, and Jenkintown. This month's total units sold was lower than at this time last year, a decrease from February 2017.

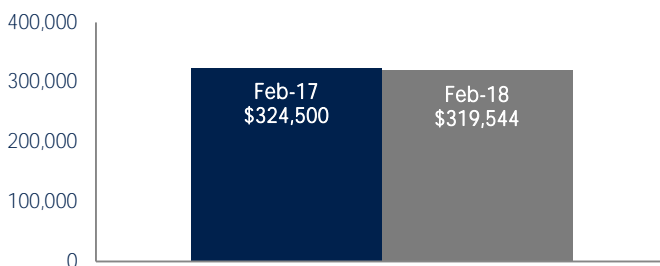
## Active Inventory

Versus last year, the total number of homes available this month is lower by 26 units or 15%. The total number of active inventory this February was 143 compared to 169 in February 2017. This month's total of 143 is higher than the previous month's total supply of available inventory of 138, an increase of 4%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last February, the median sale price for Abington, Huntington Valley, and Jenkintown Homes was \$324,500. This February, the median sale price was \$319,544, a decrease of 2% or \$4,956 compared to last year. The current median sold price is 2% higher than in January.

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.



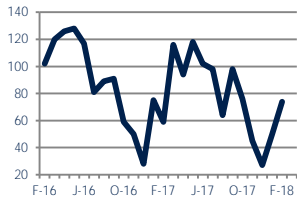
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



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

### New Listings

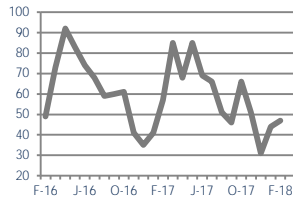
74



Up 25%  
Vs. Year Ago

### Current Contracts

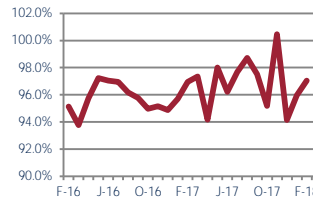
47



Down -18%  
Vs. Year Ago

### Sold Vs. List Price

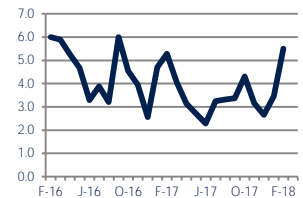
97.1%



No Change  
Vs. Year Ago

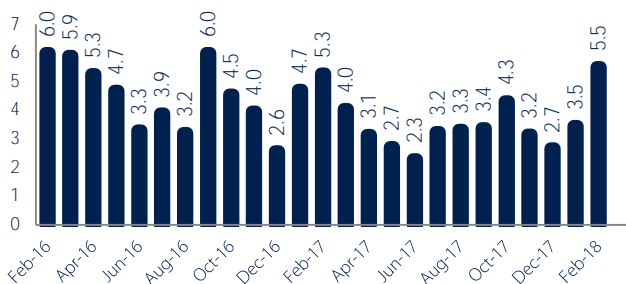
### Months of Supply

5.5



Up 4%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

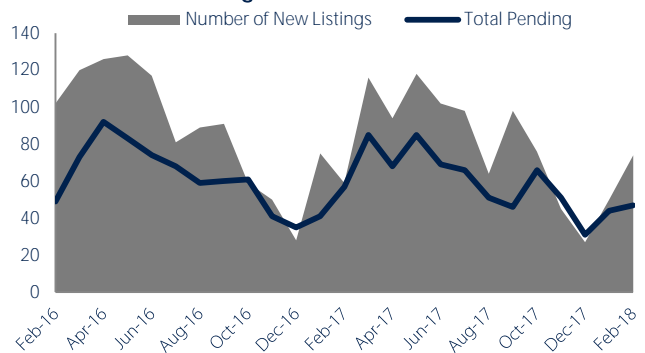
In February, there was 5.5 months of supply available in Abington, Huntington Valley, and Jenkintown, compared to 5.3 in February 2017. That is an increase of 4% versus a year ago.

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.

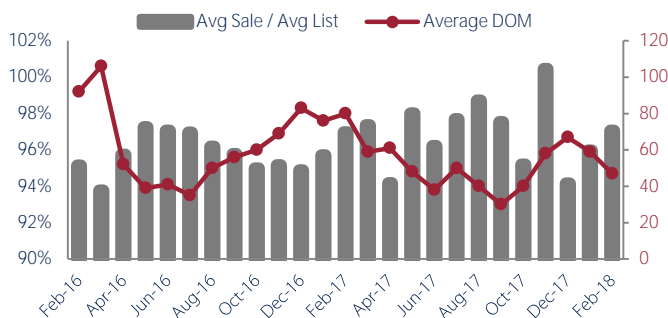
### New Listings & Current Contracts

This month there were 74 homes newly listed for sale in Abington, Huntington Valley, and Jenkintown compared to 59 in February 2017, an increase of 25%. There were 47 current contracts pending sale this February compared to 57 a year ago. The number of current contracts is 18% lower than last February.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In February, the average sale price in Abington, Huntington Valley, and Jenkintown was 97.1% 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 47, lower than the average last year, which was 80, a decrease of 41%.



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