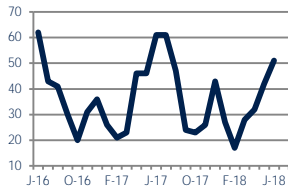


Focus On: Ambler Housing Market

June 2018

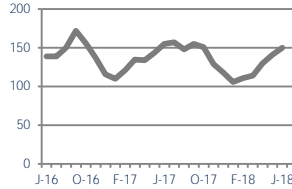
Zip Code(s): 19002, 19437 and 19477

Units Sold
51



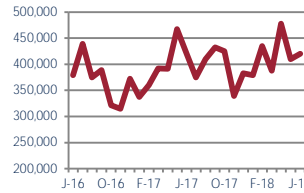
Down -16%
Vs. Year Ago

Active Inventory
150



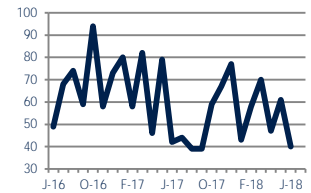
Down -3%
Vs. Year Ago

Median Sale Price
\$419,900

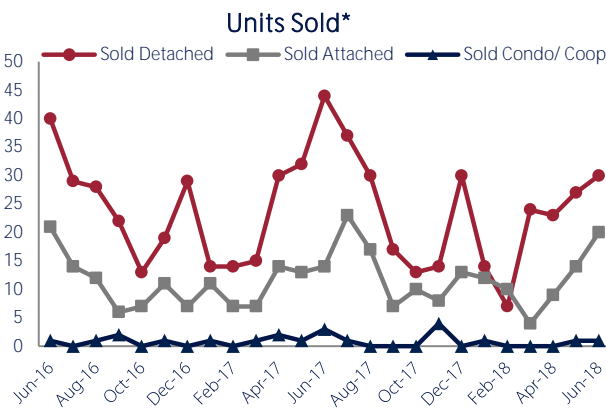


No Change
Vs. Year Ago

Days On Market
40



Down -5%
Vs. Year Ago

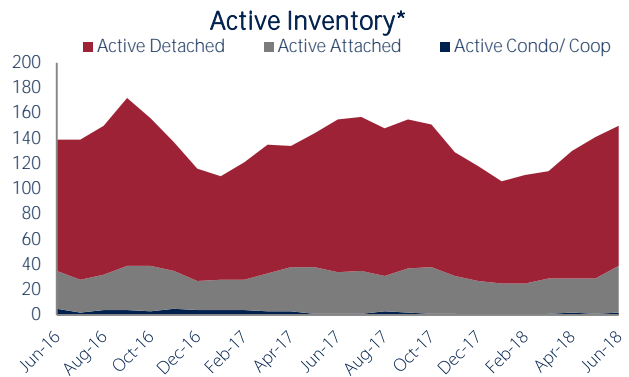


Units Sold

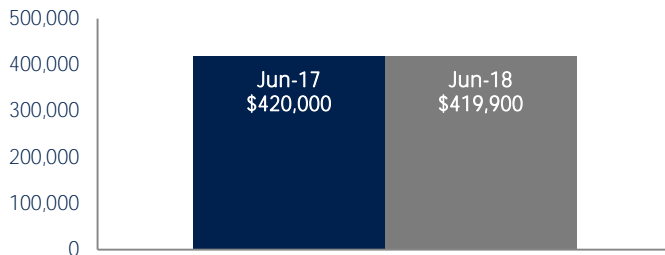
There was an increase in total units sold in June, with 51 sold this month in Ambler versus 42 last month, an increase of 21%. This month's total units sold was lower than at this time last year, a decrease of 16% versus June 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 5 units or 3%. The total number of active inventory this June was 150 compared to 155 in June 2017. This month's total of 150 is higher than the previous month's total supply of available inventory of 141, an increase of 6%.



Median Sale Price



Median Sale Price

Last June, the median sale price for Ambler Homes was \$420,000. This June, the median sale price was \$419,900, which is similar compared to a year ago. The current median sold price is 3% 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.

Ambler are defined as properties listed in zip code/s 19002, 19437 and 19477.

*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.



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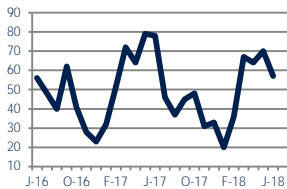
Focus On: Ambler Housing Market

June 2018

Zip Code(s): 19002, 19437 and 19477

New Listings

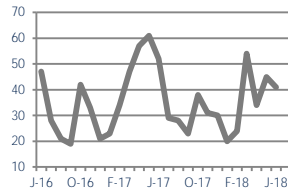
57



Down -27%
Vs. Year Ago

Current Contracts

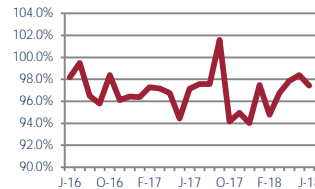
41



Down -21%
Vs. Year Ago

Sold Vs. List Price

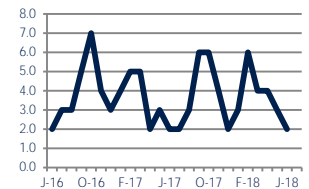
97.4%



No Change
Vs. Year Ago

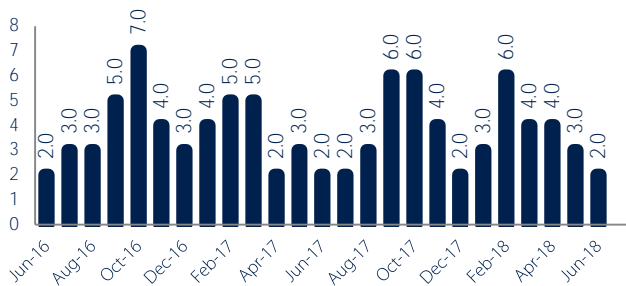
Months of Supply

2.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

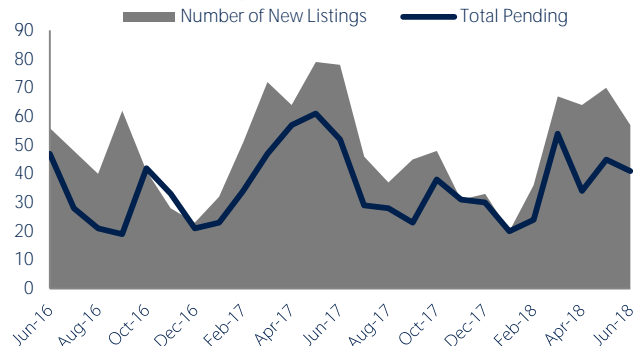
In June, there was 2.9 months of supply available in Ambler, compared to 2.5 in June 2017. That is an increase of 16% versus a year ago.

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.

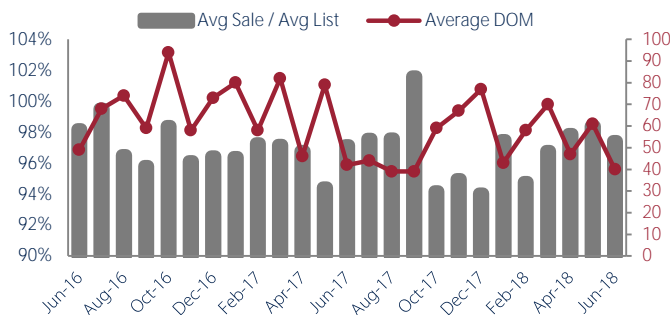
New Listings & Current Contracts

This month there were 57 homes newly listed for sale in Ambler compared to 78 in June 2017, a decrease of 27%. There were 41 current contracts pending sale this June compared to 52 a year ago. The number of current contracts is 21% 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 Ambler was 97.4% 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 40, lower than the average last year, which was 42, a decrease of 5%.



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