



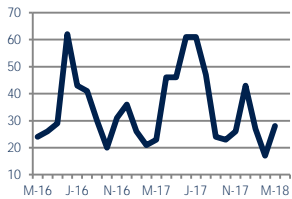
Focus On: **Ambler Housing Market**

March 2018

Zip Code(s): 19002, 19437 and 19477

Units Sold

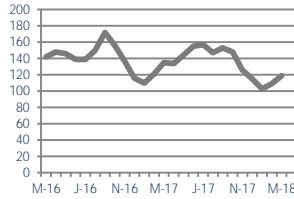
28



Up
Vs. Year Ago

Active Inventory

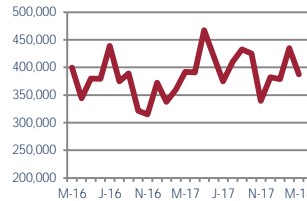
119



Down -12%
Vs. Year Ago

Median Sale Price

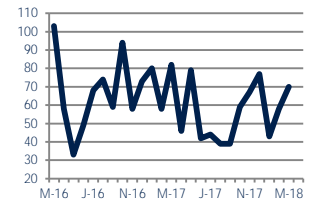
\$387,450



Down -1%
Vs. Year Ago

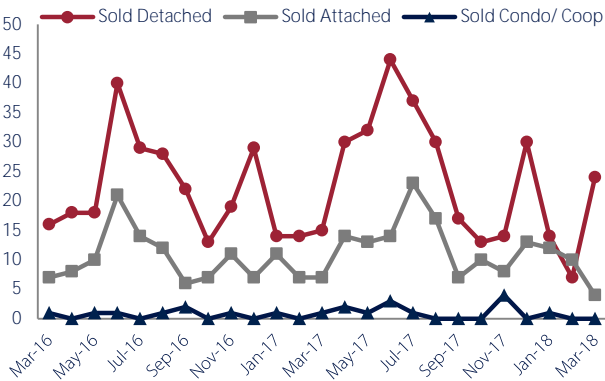
Days On Market

70



Down -15%
Vs. Year Ago

Units Sold*



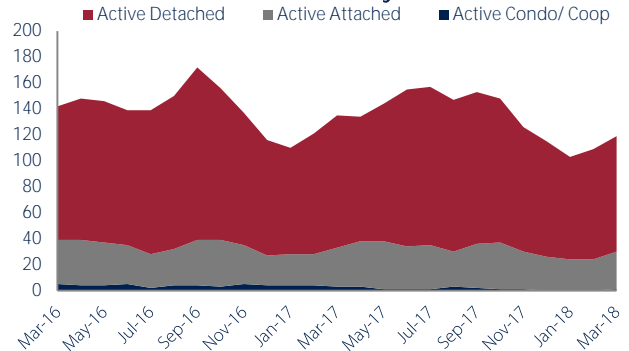
Units Sold

With relatively few transactions, there was an increase in total units sold in March, with 28 sold this month in Ambler. This month's total units sold was higher than at this time last year, an increase from March 2017.

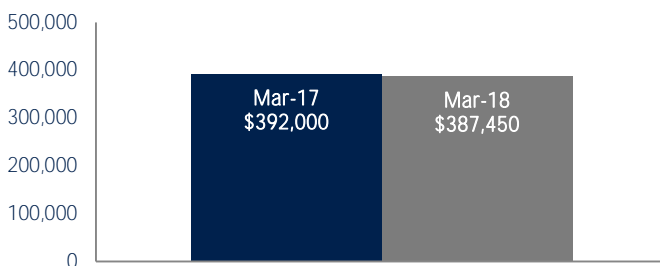
Active Inventory

Versus last year, the total number of homes available this month is lower by 16 units or 12%. The total number of active inventory this March was 119 compared to 135 in March 2017. This month's total of 119 is higher than the previous month's total supply of available inventory of 109, an increase of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Ambler Homes was \$392,000. This March, the median sale price was \$387,450, a decrease of 1% or \$4,550 compared to last year. The current median sold price is 11% lower than in February.

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.



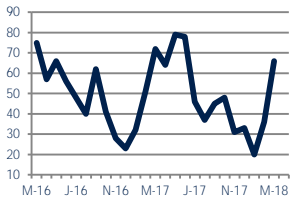
Focus On: Ambler Housing Market

March 2018

Zip Code(s): 19002, 19437 and 19477

New Listings

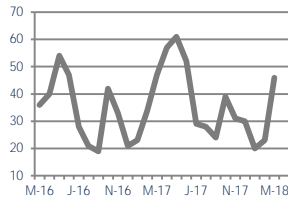
66



Down -8%
Vs. Year Ago

Current Contracts

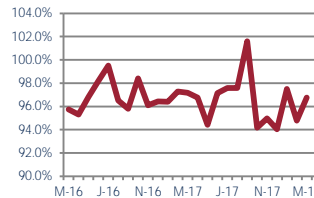
46



Down -2%
Vs. Year Ago

Sold Vs. List Price

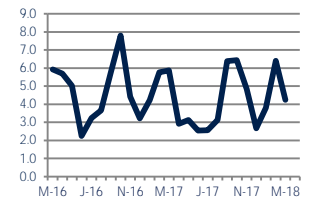
96.8%



No Change
Vs. Year Ago

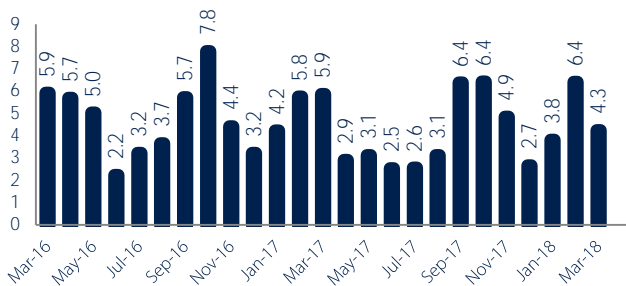
Months of Supply

4.3



Down -28%
Vs. Year Ago

Months Of Supply



Months of Supply

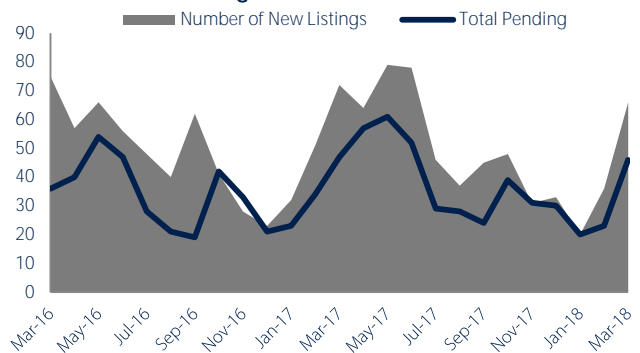
In March, there was 4.3 months of supply available in Ambler, compared to 5.9 in March 2017. That is a decrease of 28% versus a year ago.

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.

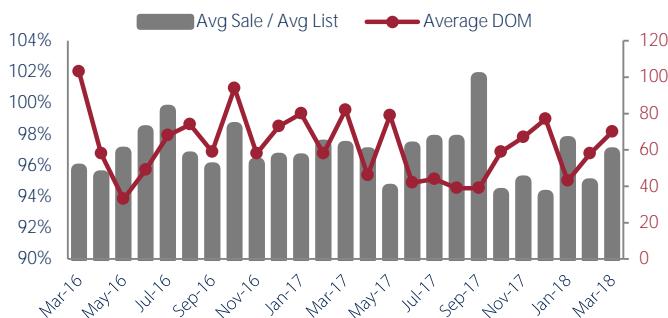
New Listings & Current Contracts

This month there were 66 homes newly listed for sale in Ambler compared to 72 in March 2017, a decrease of 8%. There were 46 current contracts pending sale this March compared to 47 a year ago. The number of current contracts is 2% lower than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Ambler was 96.8% 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 70, lower than the average last year, which was 82, a decrease of 15%.



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