



The Long & Foster Market Minute™

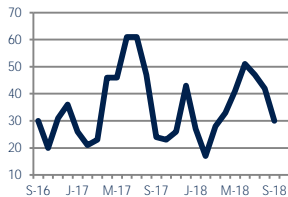
Focus On: **Ambler Housing Market**

September 2018

Zip Code(s): 19002, 19437 and 19477

Units Sold

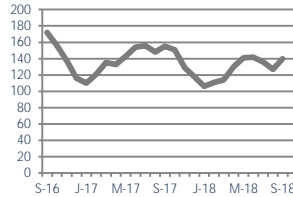
30



Up 25%
Vs. Year Ago

Active Inventory

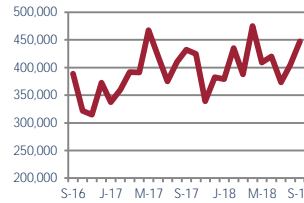
140



Down -10%
Vs. Year Ago

Median Sale Price

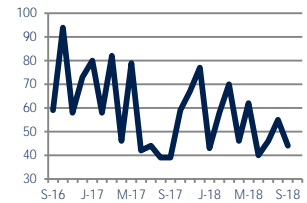
\$447,500



Up 3%
Vs. Year Ago

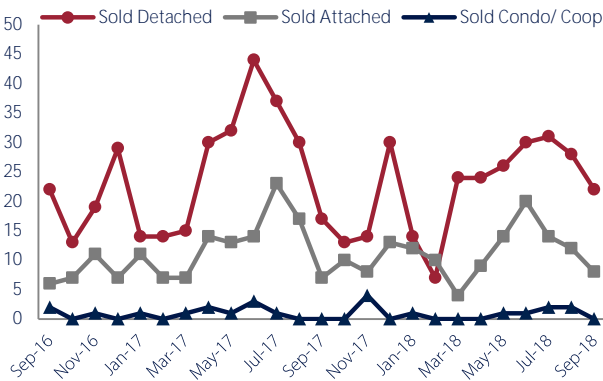
Days On Market

44



Up 13%
Vs. Year Ago

Units Sold*



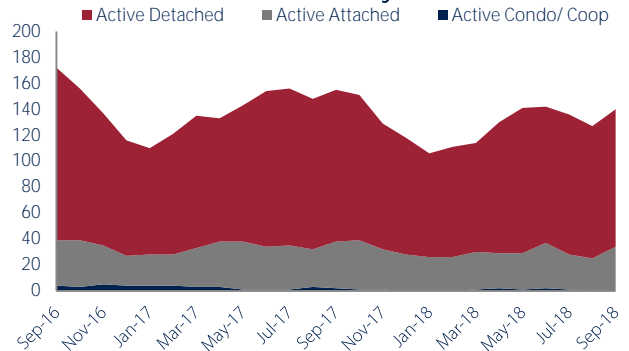
Units Sold

There was a decrease in total units sold in September, with 30 sold this month in Ambler versus 42 last month, a decrease of 29%. This month's total units sold was higher than at this time last year, an increase of 25% versus September 2017.

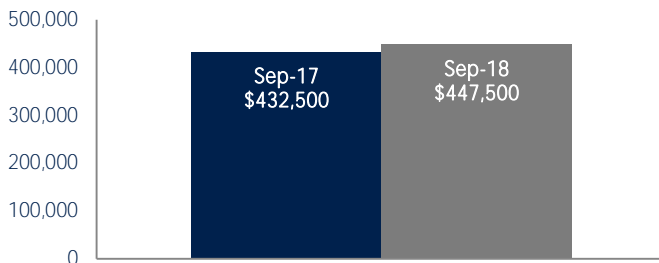
Active Inventory

Versus last year, the total number of homes available this month is lower by 15 units or 10%. The total number of active inventory this September was 140 compared to 155 in September 2017. This month's total of 140 is higher than the previous month's total supply of available inventory of 127, an increase of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Ambler Homes was \$432,500. This September, the median sale price was \$447,500, an increase of 3% or \$15,000 compared to last year. The current median sold price is 10% higher than in August.

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.



CHRISTIE'S INTERNATIONAL REAL ESTATE





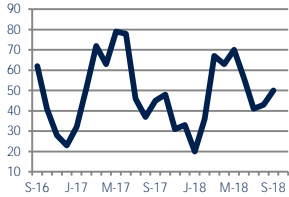
Focus On: Ambler Housing Market

September 2018

Zip Code(s): 19002, 19437 and 19477

New Listings

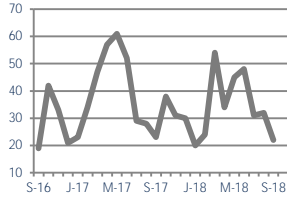
50



Up 11%
Vs. Year Ago

Current Contracts

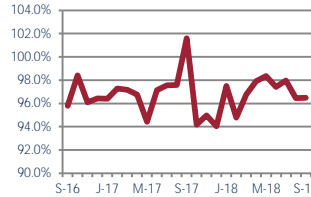
22



Down -4%
Vs. Year Ago

Sold Vs. List Price

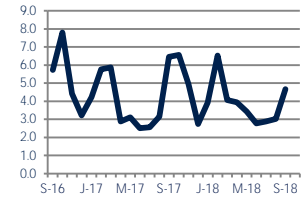
96.5%



Down
Vs. Year Ago

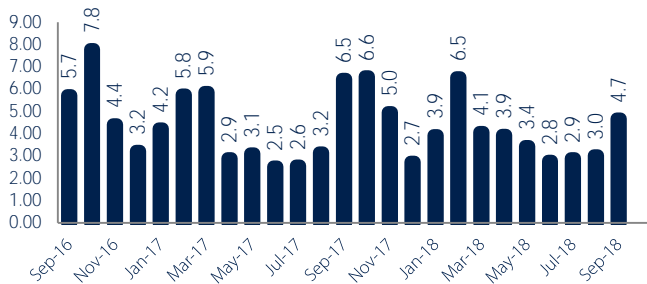
Months of Supply

4.7



Down -28%
Vs. Year Ago

Months Of Supply



Months of Supply

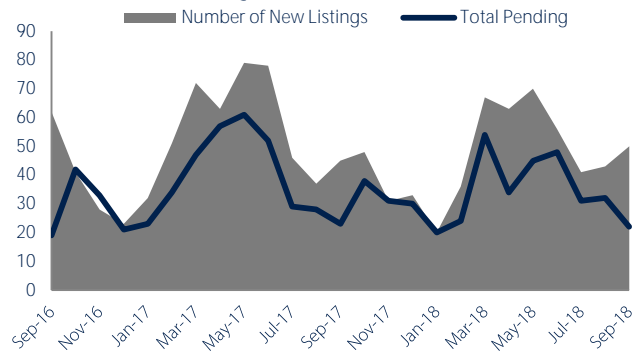
In September, there was 4.7 months of supply available in Ambler, compared to 6.5 in September 2017. That is a decrease of 28% versus a year ago.

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.

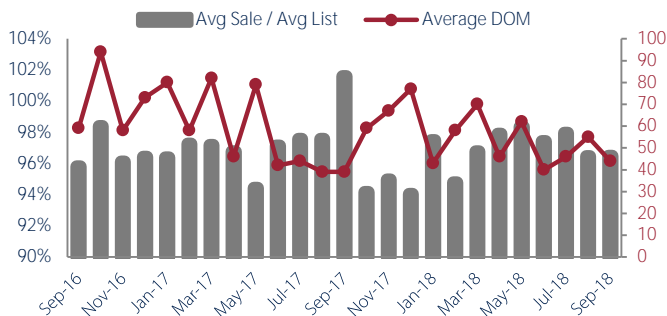
New Listings & Current Contracts

This month there were 50 homes newly listed for sale in Ambler compared to 45 in September 2017, an increase of 11%. There were 22 current contracts pending sale this September compared to 23 a year ago. The number of current contracts is 4% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Ambler was 96.5% of the average list price, which is lower than at this time last year.

Days On Market

This month, the average number of days on market was 44, higher than the average last year, which was 39, an increase of 13%.



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