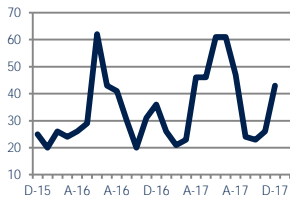




Zip Code(s): 19002, 19437 and 19477

Units Sold

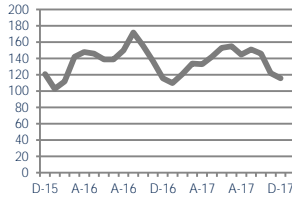
43



Up 19%  
Vs. Year Ago

Active Inventory

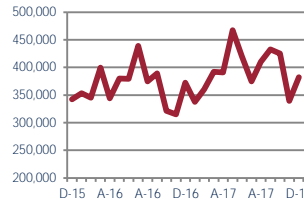
116



No Change  
Vs. Year Ago

Median Sale Price

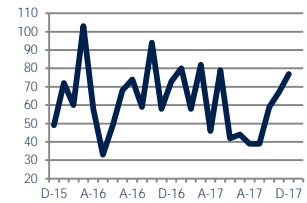
\$382,500



Up 3%  
Vs. Year Ago

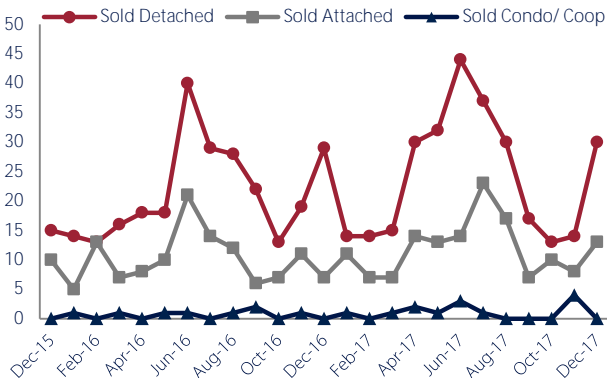
Days On Market

77



Up 5%  
Vs. Year Ago

Units Sold\*



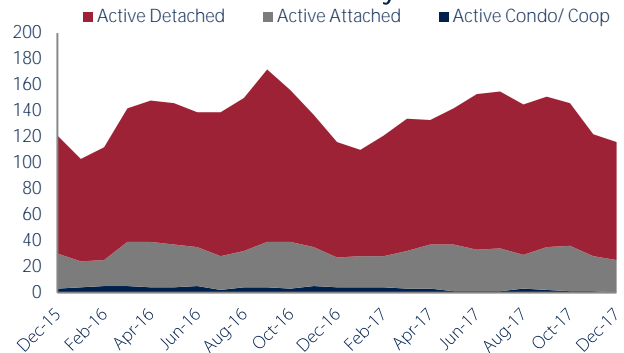
Units Sold

There was an increase in total units sold in December, with 43 sold this month in Ambler. This month's total units sold was higher than at this time last year.

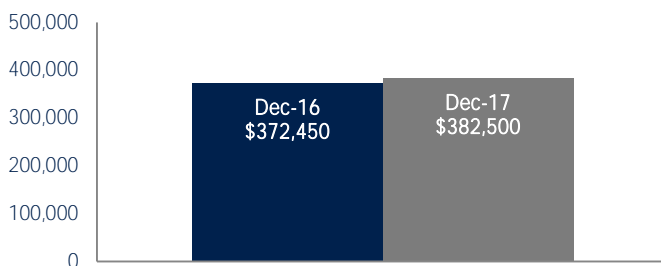
Active Inventory

The total number of homes available this month is 116 units, which is similar compared to a year ago. This month's total of 116 is lower than the previous month's total supply of available inventory of 122, a decrease of 5%.

Active Inventory\*



Median Sale Price



Median Sale Price

Last December, the median sale price for Ambler Homes was \$372,450. This December, the median sale price was \$382,500, an increase of 3% or \$10,050 compared to last year. The current median sold price is 13% higher than in November.

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.





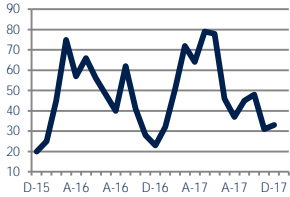
## Focus On: Ambler Housing Market

December 2017

Zip Code(s): 19002, 19437 and 19477

### New Listings

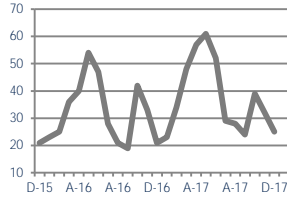
33



Up 43%  
Vs. Year Ago

### Current Contracts

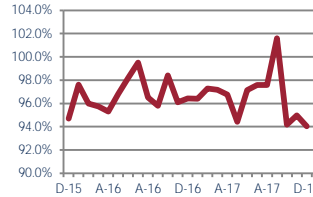
25



Up 19%  
Vs. Year Ago

### Sold Vs. List Price

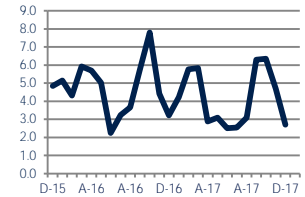
94.0%



Down -2.5%  
Vs. Year Ago

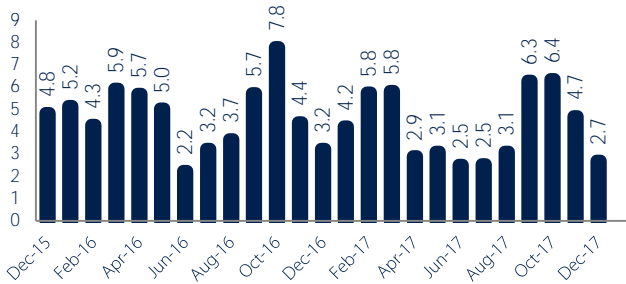
### Months of Supply

2.7



Down -16%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

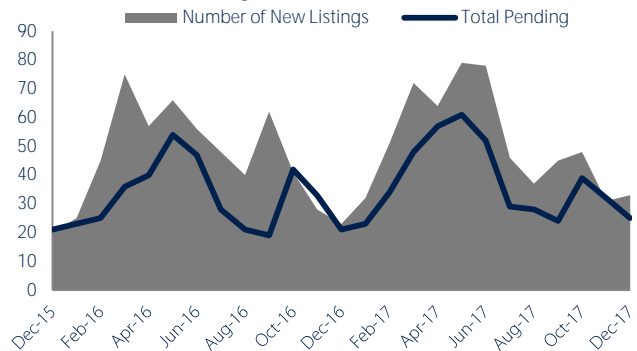
In December, there was 2.7 months of supply available in Ambler, compared to 3.2 in December 2016. That is a decrease of 16% versus a year ago.

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.

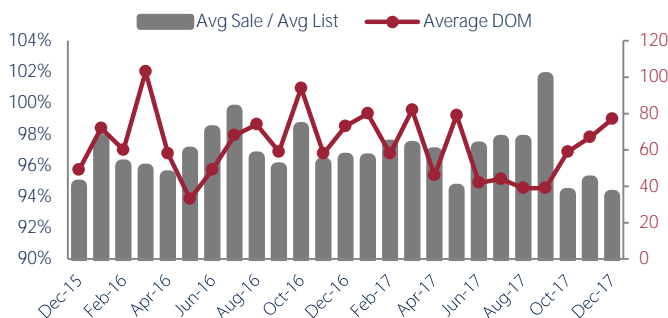
### New Listings & Current Contracts

This month there were 33 homes newly listed for sale in Ambler compared to 23 in December 2016, an increase of 43%. There were 25 current contracts pending sale this December compared to 21 a year ago. The number of current contracts is 19% higher than last December.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In December, the average sale price in Ambler was 94.0% of the average list price, which is 2.4% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 77, higher than the average last year, which was 73, an increase of 5%.



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