

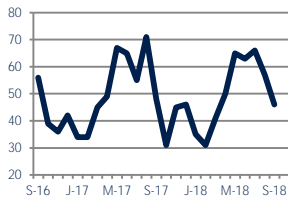
Focus On: Aston and Brookhaven Housing Market

September 2018

Zip Code(s): 19014, 19015 and 19017

Units Sold

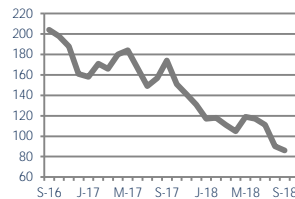
46



Down -4%
Vs. Year Ago

Active Inventory

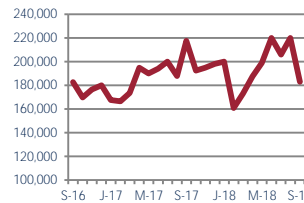
86



Down -51%
Vs. Year Ago

Median Sale Price

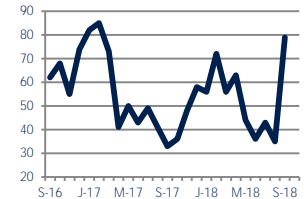
\$183,000



Down -16%
Vs. Year Ago

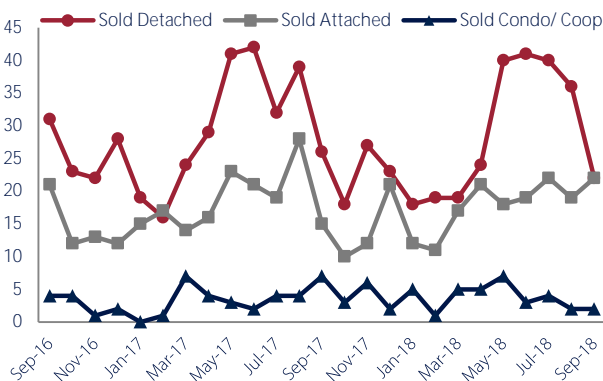
Days On Market

79



Up 139%
Vs. Year Ago

Units Sold*



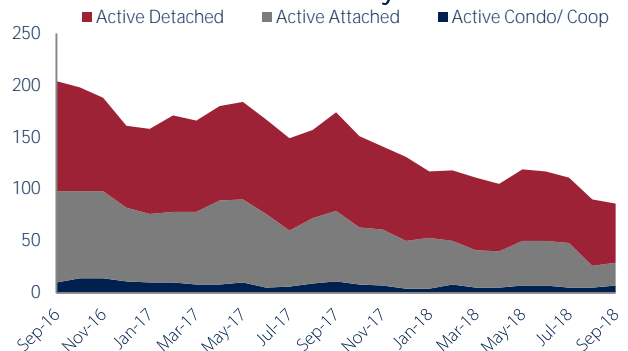
Units Sold

There was a decrease in total units sold in September, with 46 sold this month in Aston and Brookhaven versus 57 last month, a decrease of 19%. This month's total units sold was lower than at this time last year, a decrease of 4% versus September 2017.

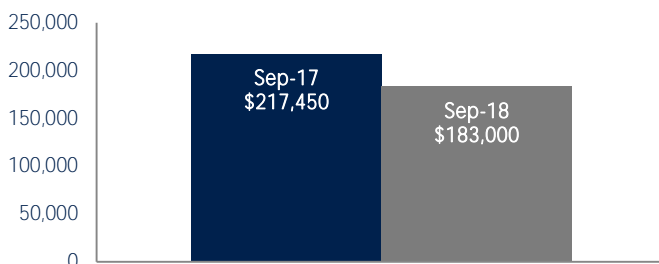
Active Inventory

Versus last year, the total number of homes available this month is lower by 88 units or 51%. The total number of active inventory this September was 86 compared to 174 in September 2017. This month's total of 86 is lower than the previous month's total supply of available inventory of 90, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Aston and Brookhaven Homes was \$217,450. This September, the median sale price was \$183,000, a decrease of 16% or \$34,450 compared to last year. The current median sold price is 17% lower 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.

Aston and Brookhaven are defined as properties listed in zip code/s 19014, 19015 and 19017.

*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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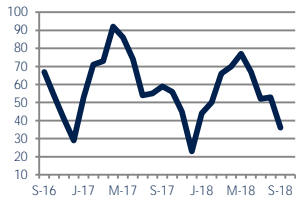
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New Listings

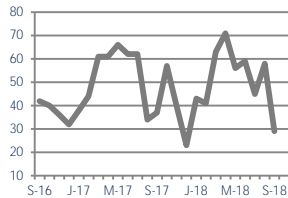
36



Down -39%
Vs. Year Ago

Current Contracts

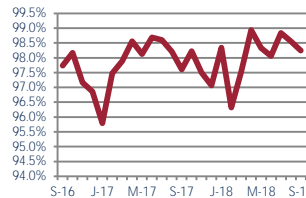
29



Down -22%
Vs. Year Ago

Sold Vs. List Price

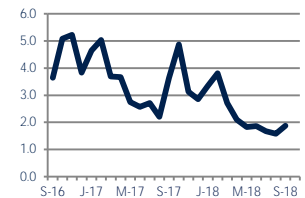
98.2%



Up 0.6%
Vs. Year Ago

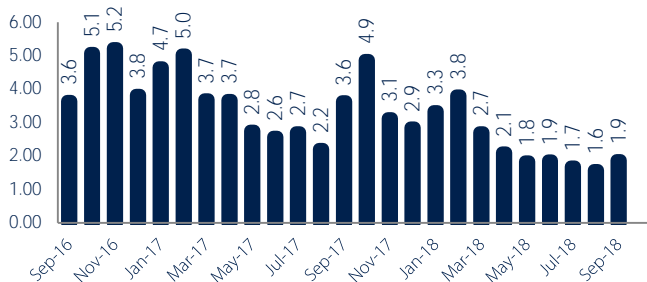
Months of Supply

1.9



Down -48%
Vs. Year Ago

Months Of Supply



Months of Supply

In September, there was 1.9 months of supply available in Aston and Brookhaven, compared to 3.6 in September 2017. That is a decrease of 48% versus a year ago.

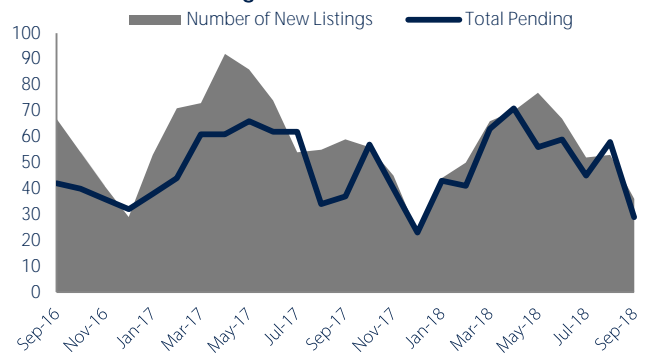
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

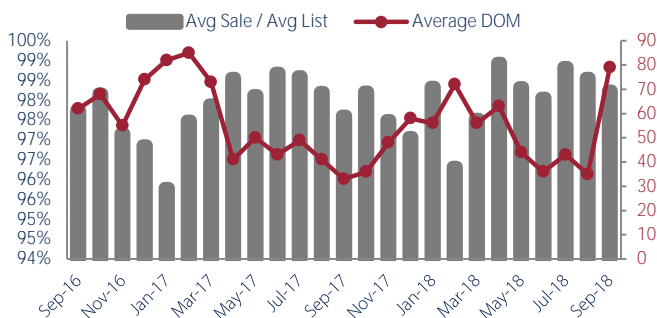
This month there were 36 homes newly listed for sale in Aston and Brookhaven compared to 59 in September 2017, a decrease of 39%.

There were 29 current contracts pending sale this September compared to 37 a year ago. The number of current contracts is 22% 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 Aston and Brookhaven was 98.2% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 79, higher than the average last year, which was 33, an increase of 139%.



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