



# The Long & Foster Market Minute™

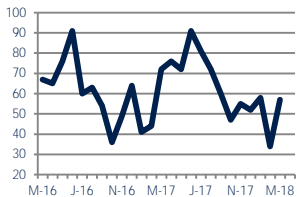
Focus On: **Bella Vista Housing Market**

March 2018

Zip Code(s): 19147

## Units Sold

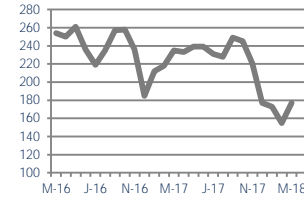
57



Down -21%  
Vs. Year Ago

## Active Inventory

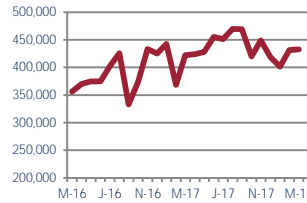
177



Down -25%  
Vs. Year Ago

## Median Sale Price

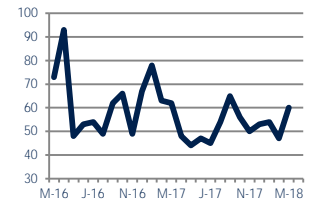
\$432,500



Up 2%  
Vs. Year Ago

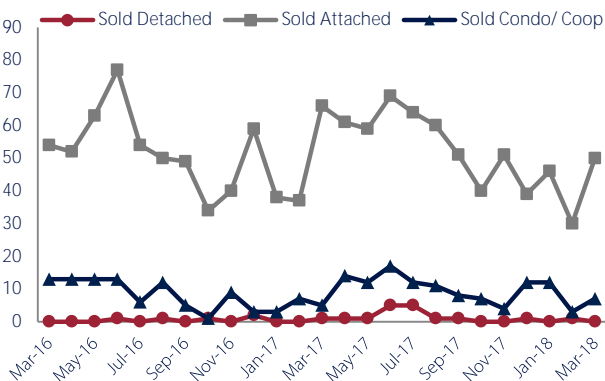
## Days On Market

60



Down -3%  
Vs. Year Ago

## Units Sold\*



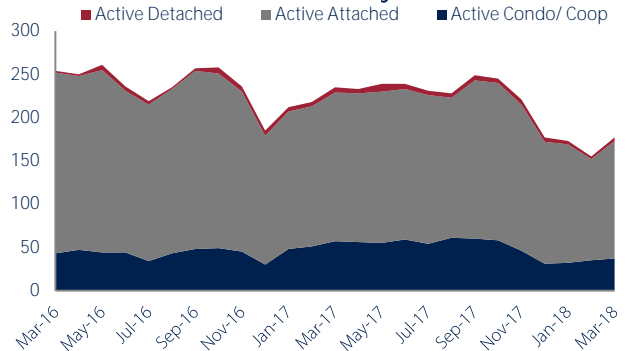
## Units Sold

There was an increase in total units sold in March, with 57 sold this month in Bella Vista. This month's total units sold was lower than at this time last year.

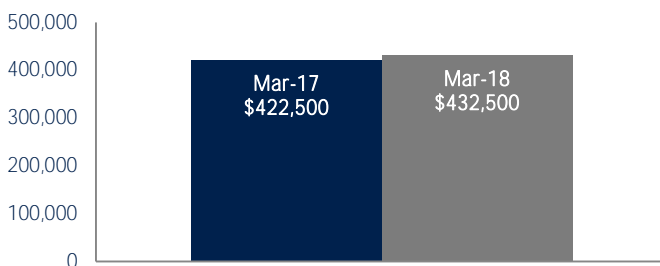
## Active Inventory

Versus last year, the total number of homes available this month is lower by 58 units or 25%. The total number of active inventory this March was 177 compared to 235 in March 2017. This month's total of 177 is higher than the previous month's total supply of available inventory of 155, an increase of 14%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last March, the median sale price for Bella Vista Homes was \$422,500. This March, the median sale price was \$432,500, an increase of 2% or \$10,000 compared to last year. The current median sold price is approximately the same as the median price in February.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Bella Vista are defined as properties listed in zip code/s 19147.

\*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.



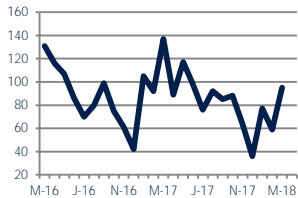
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



Zip Code(s): 19147

**New Listings**

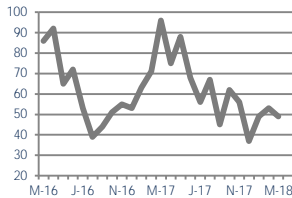
95



**Down -31%**  
Vs. Year Ago

**Current Contracts**

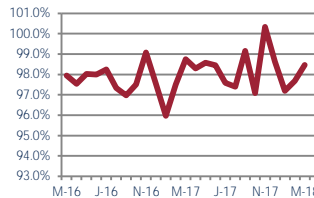
49



**Down -49%**  
Vs. Year Ago

**Sold Vs. List Price**

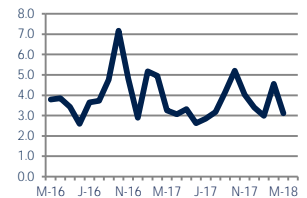
98.5%



**No Change**  
Vs. Year Ago

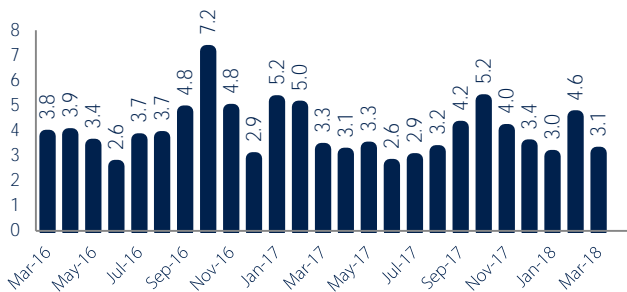
**Months of Supply**

3.1



**Down -5%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

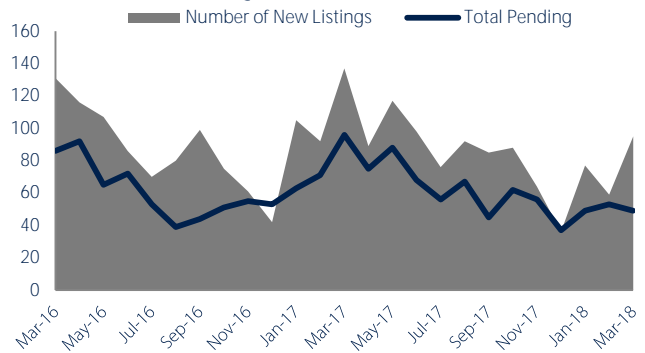
In March, there was 3.1 months of supply available in Bella Vista, compared to 3.3 in March 2017. That is a decrease of 5% versus a year ago.

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.

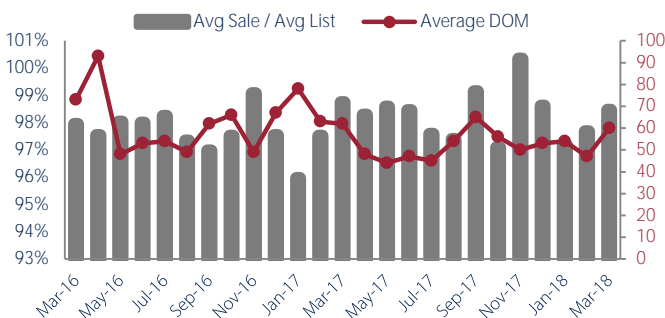
**New Listings & Current Contracts**

This month there were 95 homes newly listed for sale in Bella Vista compared to 137 in March 2017, a decrease of 31%. There were 49 current contracts pending sale this March compared to 96 a year ago. The number of current contracts is 49% 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 Bella Vista was 98.5% 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 60, lower than the average last year, which was 62, a decrease of 3%.



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