



The Long & Foster Market Minute™

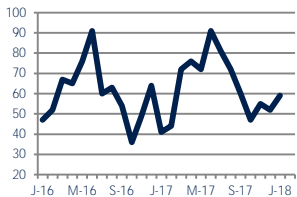
Focus On: **Bella Vista Housing Market**

January 2018

Zip Code(s): 19147

Units Sold

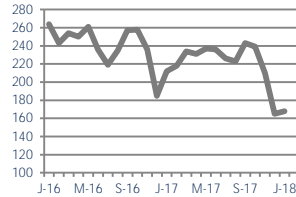
59



Up
Vs. Year Ago

Active Inventory

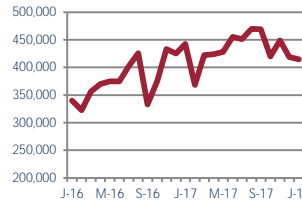
168



Down -21%
Vs. Year Ago

Median Sale Price

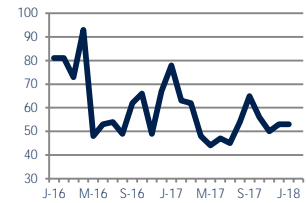
\$415,000



Down -6%
Vs. Year Ago

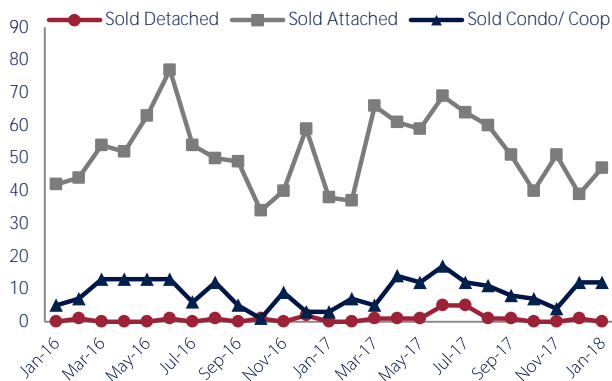
Days On Market

53



Down -32%
Vs. Year Ago

Units Sold*



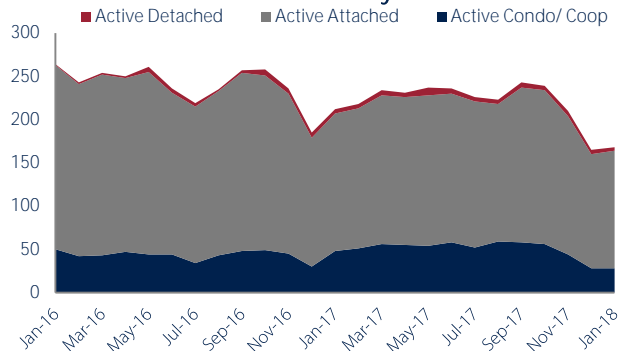
Units Sold

There was an increase in total units sold in January, with 59 sold this month in Bella Vista. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 44 units or 21%. The total number of active inventory this January was 168 compared to 212 in January 2017. This month's total of 168 is higher than the previous month's total supply of available inventory of 165, an increase of 2%.

Active Inventory*

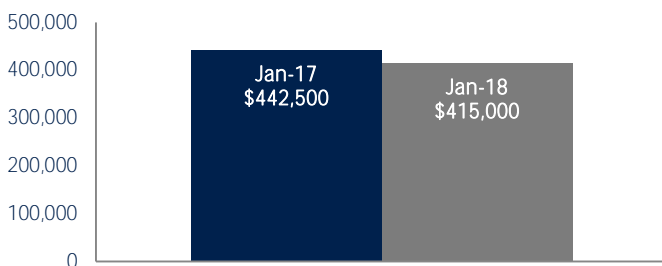


Median Sale Price

Last January, the median sale price for Bella Vista Homes was \$442,500. This January, the median sale price was \$415,000, a decrease of 6% or \$27,500 compared to last year. The current median sold price is 1% lower than in December.

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

Median Sale Price



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 TRiND 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 TRiND or Long & Foster Real Estate, Inc.



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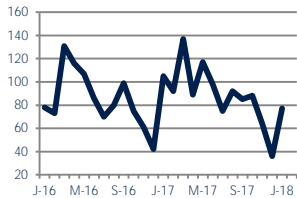
Focus On: Bella Vista Housing Market

January 2018

Zip Code(s): 19147

New Listings

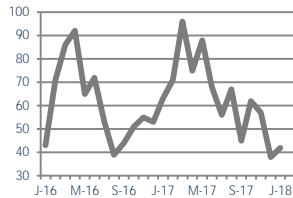
77



Down -27%
Vs. Year Ago

Current Contracts

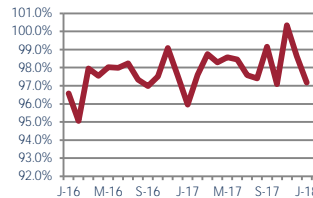
42



Down -33%
Vs. Year Ago

Sold Vs. List Price

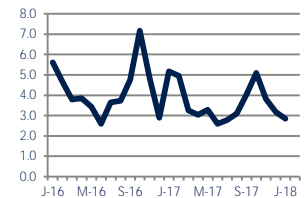
97.2%



Up 1.3%
Vs. Year Ago

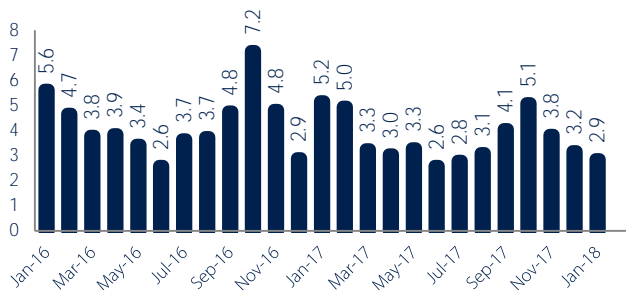
Months of Supply

2.9



Down -45%
Vs. Year Ago

Months Of Supply



Months of Supply

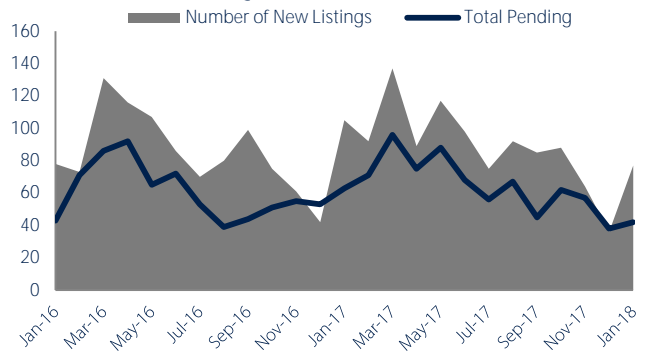
In January, there was 2.8 months of supply available in Bella Vista, compared to 5.2 in January 2017. That is a decrease of 45% versus a year ago.

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.

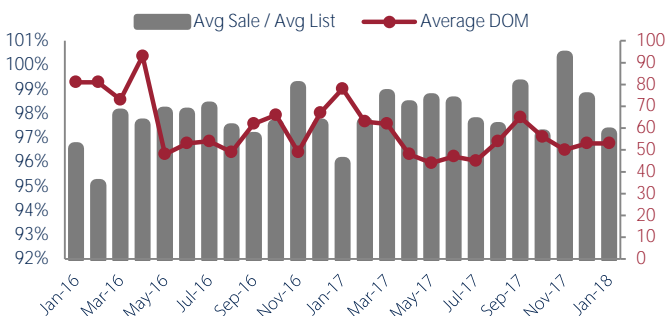
New Listings & Current Contracts

This month there were 77 homes newly listed for sale in Bella Vista compared to 105 in January 2017, a decrease of 27%. There were 42 current contracts pending sale this January compared to 63 a year ago. The number of current contracts is 33% lower than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Bella Vista was 97.2% of the average list price, which is 1.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 53, lower than the average last year, which was 78, a decrease of 32%.



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