



# The Long & Foster Market Minute™

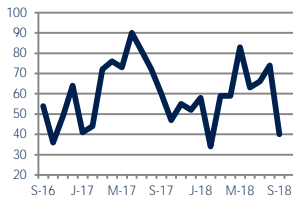
Focus On: **Bella Vista Housing Market**

September 2018

Zip Code(s): 19147

## Units Sold

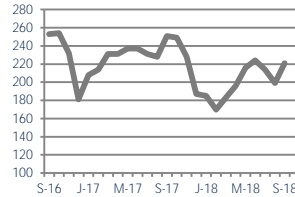
40



Down -33%  
Vs. Year Ago

## Active Inventory

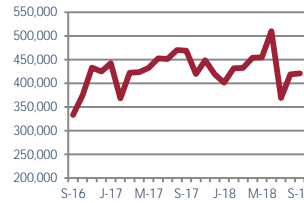
221



Down -12%  
Vs. Year Ago

## Median Sale Price

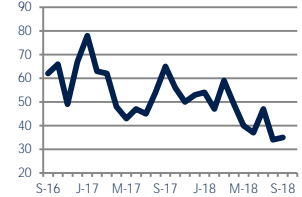
\$421,250



Down -10%  
Vs. Year Ago

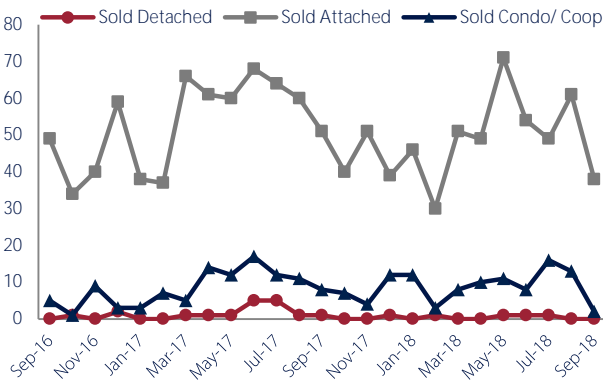
## Days On Market

35



Down -46%  
Vs. Year Ago

## Units Sold\*



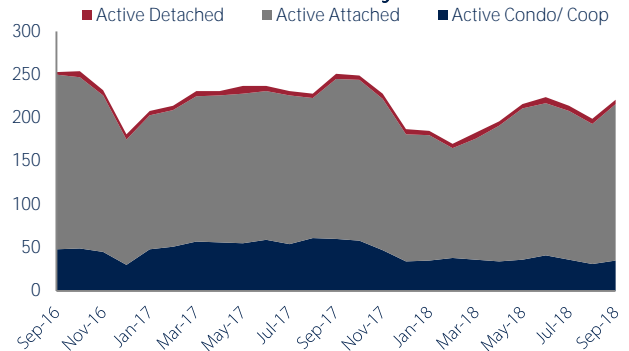
## Units Sold

There was a decrease in total units sold in September, with 40 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 30 units or 12%. The total number of active inventory this September was 221 compared to 251 in September 2017. This month's total of 221 is higher than the previous month's total supply of available inventory of 199, an increase of 11%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last September, the median sale price for Bella Vista Homes was \$469,000. This September, the median sale price was \$421,250, a decrease of 10% or \$47,750 compared to last year. The current median sold price is 1% 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.

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.



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INTERNATIONAL REAL ESTATE





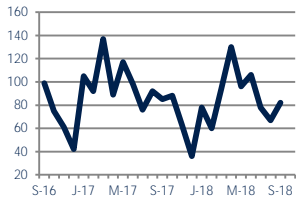
## Focus On: Bella Vista Housing Market

September 2018

Zip Code(s): 19147

### New Listings

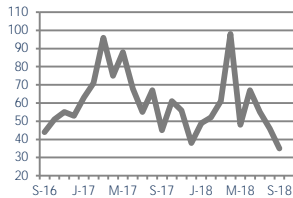
82



Down -4%  
Vs. Year Ago

### Current Contracts

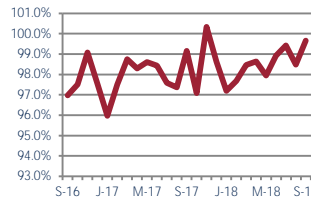
35



Down -22%  
Vs. Year Ago

### Sold Vs. List Price

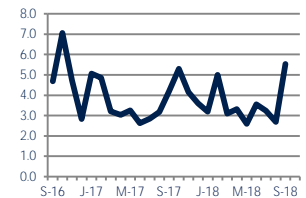
99.7%



Up 0.5%  
Vs. Year Ago

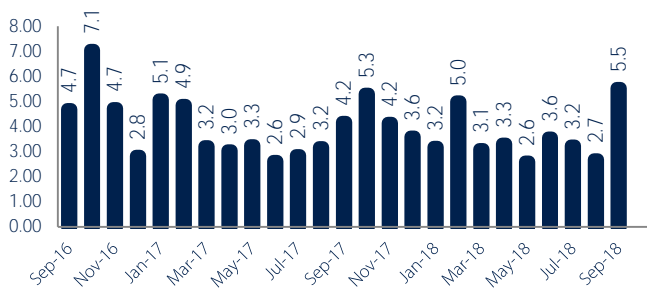
### Months of Supply

5.5



Up 32%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

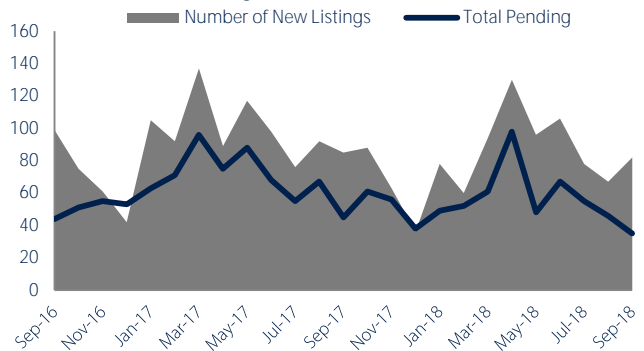
In September, there was 5.5 months of supply available in Bella Vista, compared to 4.2 in September 2017. That is an increase of 32% versus a year ago.

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.

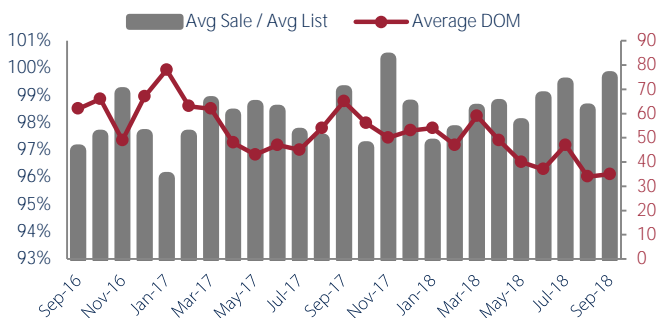
### New Listings & Current Contracts

This month there were 82 homes newly listed for sale in Bella Vista compared to 85 in September 2017, a decrease of 4%. There were 35 current contracts pending sale this September compared to 45 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 Bella Vista was 99.7% of the average list price, which is 0.5% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 35, lower than the average last year, which was 65, a decrease of 46%.



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