

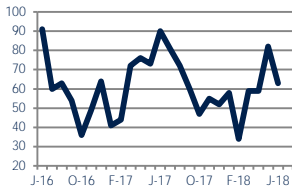


## Focus On: Bella Vista Housing Market

June 2018

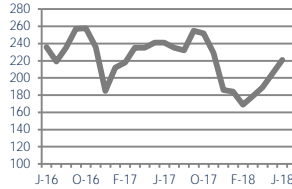
Zip Code(s): 19147

**Units Sold**  
63



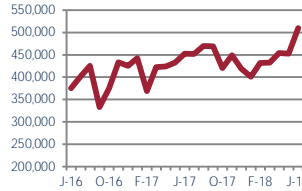
**Down -30%**  
Vs. Year Ago

**Active Inventory**  
221



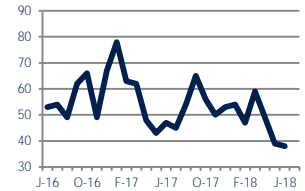
**Down -8%**  
Vs. Year Ago

**Median Sale Price**  
\$510,000



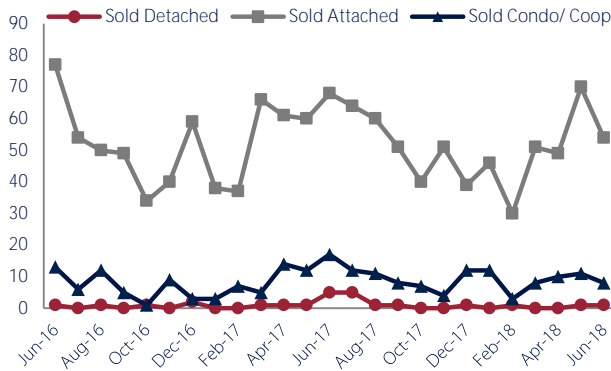
**Up 13%**  
Vs. Year Ago

**Days On Market**  
38



**Down -19%**  
Vs. Year Ago

### Units Sold\*



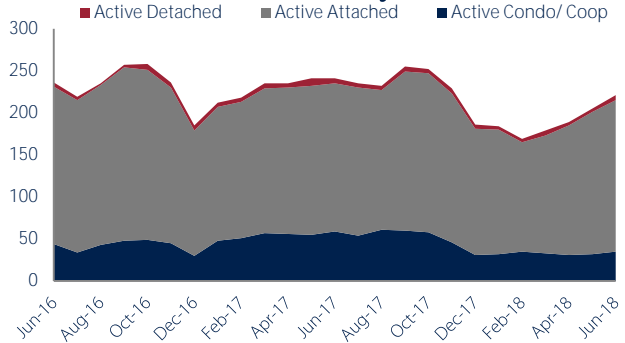
### Units Sold

There was a decrease in total units sold in June, with 63 sold this month in Bella Vista versus 82 last month, a decrease of 23%. This month's total units sold was lower than at this time last year, a decrease of 30% versus June 2017.

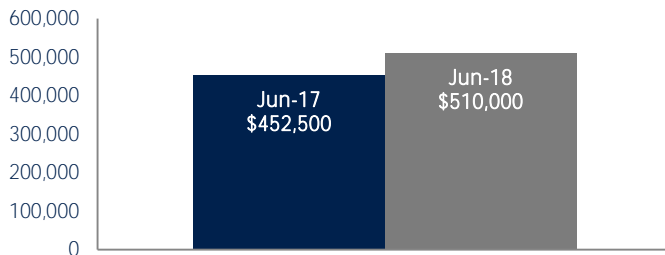
### Active Inventory

Versus last year, the total number of homes available this month is lower by 20 units or 8%. The total number of active inventory this June was 221 compared to 241 in June 2017. This month's total of 221 is higher than the previous month's total supply of available inventory of 205, an increase of 8%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Bella Vista Homes was \$452,500. This June, the median sale price was \$510,000, an increase of 13% or \$57,500 compared to last year. The current median sold price is 13% higher than in May.

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





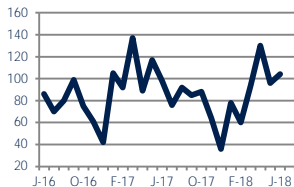
## Focus On: Bella Vista Housing Market

June 2018

Zip Code(s): 19147

### New Listings

104



Up 6%  
Vs. Year Ago

### Current Contracts

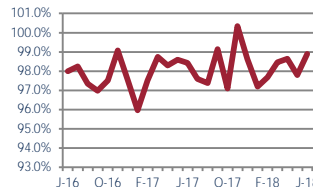
52



Down -24%  
Vs. Year Ago

### Sold Vs. List Price

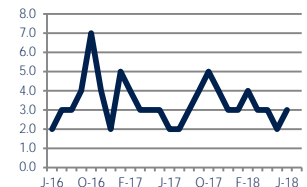
98.9%



No Change  
Vs. Year Ago

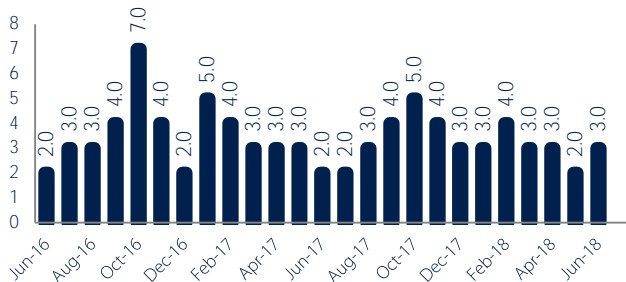
### Months of Supply

3.0



Up 50%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

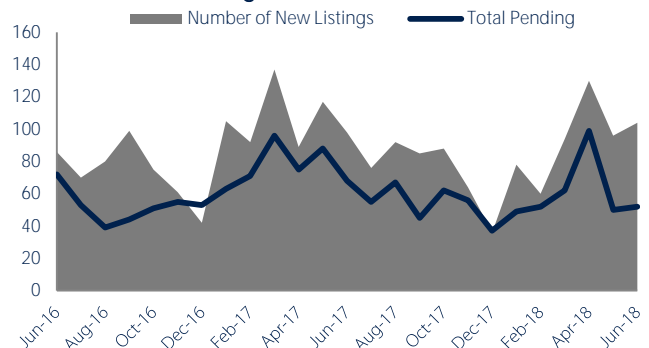
In June, there was 3.5 months of supply available in Bella Vista, compared to 2.7 in June 2017. That is an increase of 31% versus a year ago.

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.

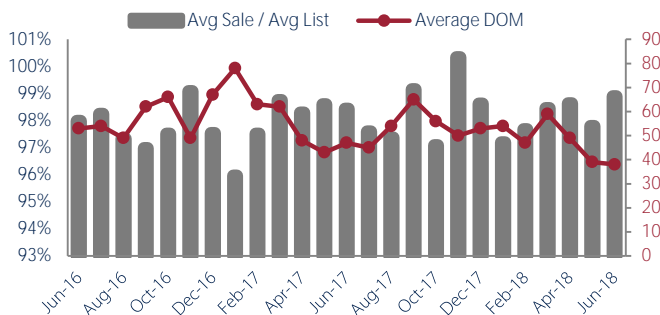
### New Listings & Current Contracts

This month there were 104 homes newly listed for sale in Bella Vista compared to 98 in June 2017, an increase of 6%. There were 52 current contracts pending sale this June compared to 68 a year ago. The number of current contracts is 24% lower than last June.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in Bella Vista was 98.9% 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 38, lower than the average last year, which was 47, a decrease of 19%.



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.

