



The Long & Foster Market Minute™

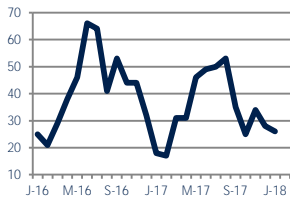
Focus On: Blue Bell, Five Points, and Plymouth Meeting Housing Market

January 2018

Zip Code(s): 19422 and 19462

Units Sold

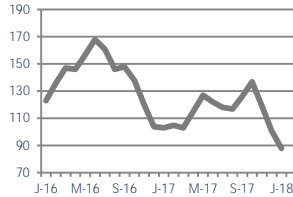
26



Up
Vs. Year Ago

Active Inventory

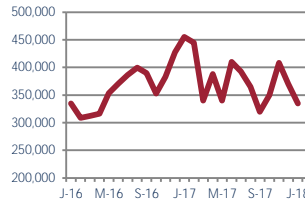
88



Down -15%
Vs. Year Ago

Median Sale Price

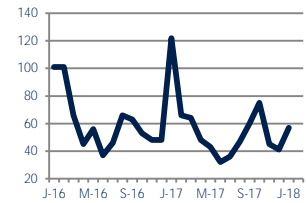
\$334,750



Down
Vs. Year Ago

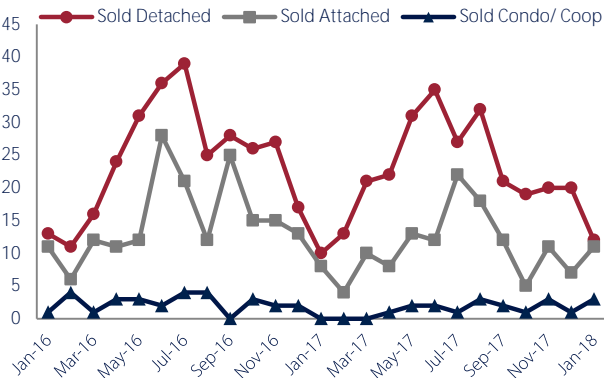
Days On Market

57



Down
Vs. Year Ago

Units Sold*



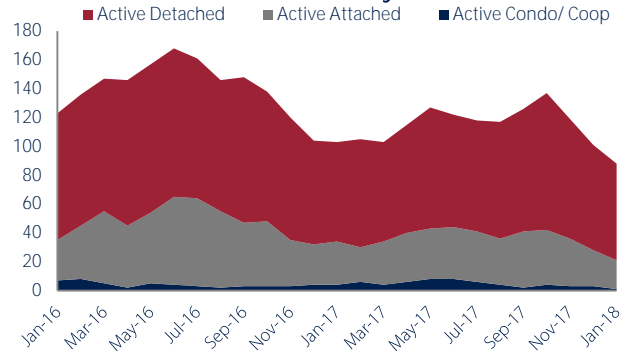
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 26 sold this month in Blue Bell, Five Points, and Plymouth Meeting. This month's total units sold was higher than at this time last year, an increase from January 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 15 units or 15%. The total number of active inventory this January was 88 compared to 103 in January 2017. This month's total of 88 is lower than the previous month's total supply of available inventory of 101, a decrease of 13%.

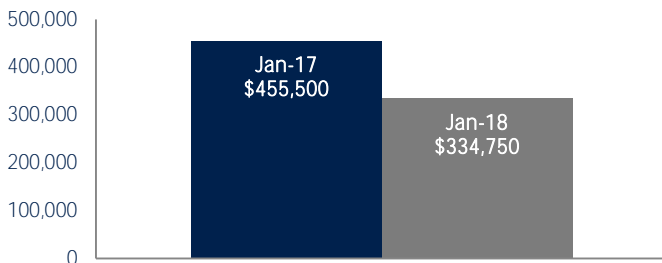
Active Inventory*



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last January, the median sale price for Blue Bell, Five Points, and Plymouth Meeting Homes was \$455,500. This January, the median sale price was \$334,750, a decrease of \$120,750 compared to last year. The current median sold price is 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



Blue Bell, Five Points, and Plymouth Meeting are defined as properties listed in zip code/s 19422 and 19462.

*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.



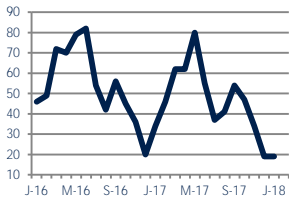
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 19422 and 19462

New Listings

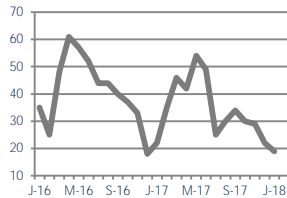
19



Down -44%
Vs. Year Ago

Current Contracts

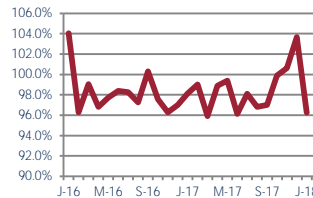
19



Down -14%
Vs. Year Ago

Sold Vs. List Price

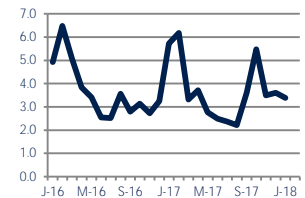
96.3%



Down -1.9%
Vs. Year Ago

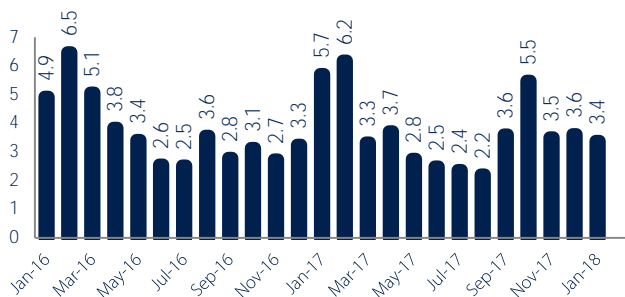
Months of Supply

3.4



Down -41%
Vs. Year Ago

Months Of Supply



Months of Supply

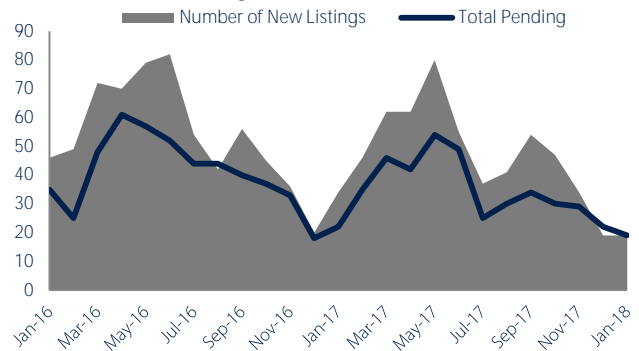
In January, there was 3.4 months of supply available in Blue Bell, Five Points, and Plymouth Meeting, compared to 5.7 in January 2017. That is a decrease of 41% versus a year ago.

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.

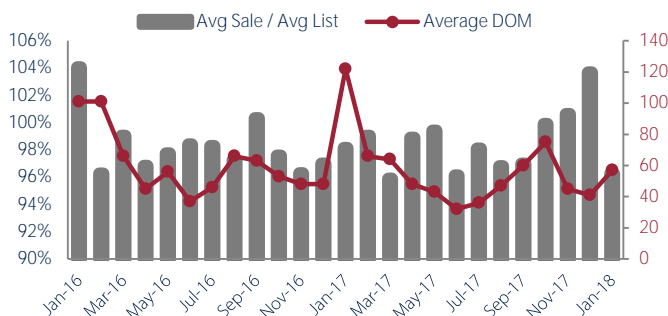
New Listings & Current Contracts

This month there were 19 homes newly listed for sale in Blue Bell, Five Points, and Plymouth Meeting compared to 34 in January 2017, a decrease of 44%. There were 19 current contracts pending sale this January compared to 22 a year ago. The number of current contracts is 14% 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 Blue Bell, Five Points, and Plymouth Meeting was 96.3% of the average list price, which is 1.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 57, lower than the average last year, which was 122. This decrease was impacted by the limited number of sales.



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