



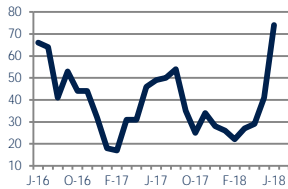
The Long & Foster Market Minute™

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

June 2018

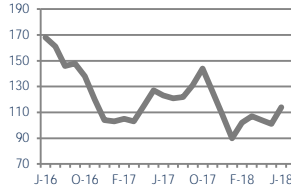
Zip Code(s): 19422 and 19462

Units Sold
74



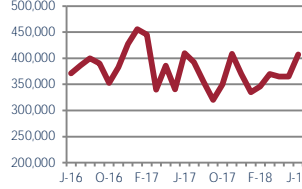
Up
Vs. Year Ago

Active Inventory
114



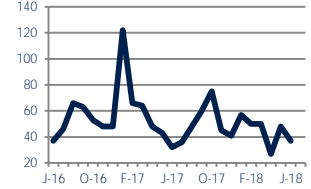
Down -7%
Vs. Year Ago

Median Sale Price
\$407,250



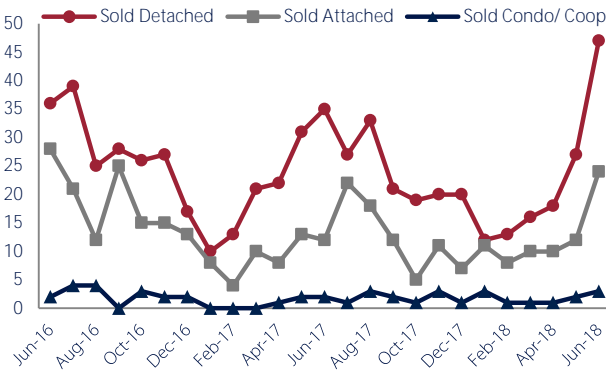
Down -1%
Vs. Year Ago

Days On Market
37



Up 16%
Vs. Year Ago

Units Sold*



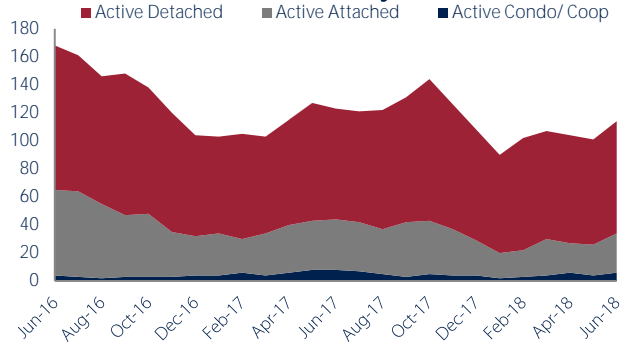
Units Sold

There was an increase in total units sold in June, with 74 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.

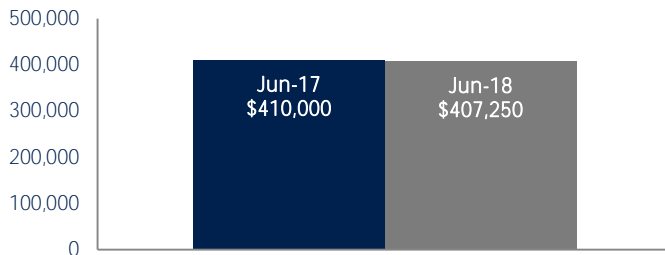
Active Inventory

Versus last year, the total number of homes available this month is lower by 9 units or 7%. The total number of active inventory this June was 114 compared to 123 in June 2017. This month's total of 114 is higher than the previous month's total supply of available inventory of 101, an increase of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Blue Bell, Five Points, and Plymouth Meeting Homes was \$410,000. This June, the median sale price was \$407,250, a decrease of 1% or \$2,750 compared to last year. The current median sold price is 12% 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.

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.



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INTERNATIONAL REAL ESTATE

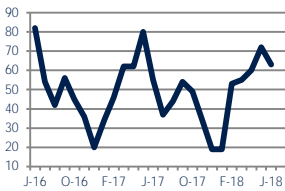




Zip Code(s): 19422 and 19462

New Listings

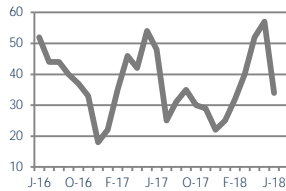
63



Up 15%
Vs. Year Ago

Current Contracts

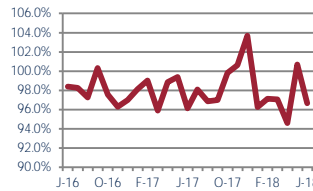
34



Down -29%
Vs. Year Ago

Sold Vs. List Price

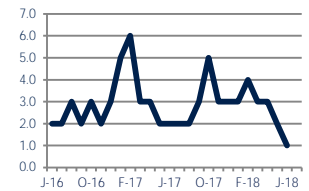
96.7%



Up 0.6%
Vs. Year Ago

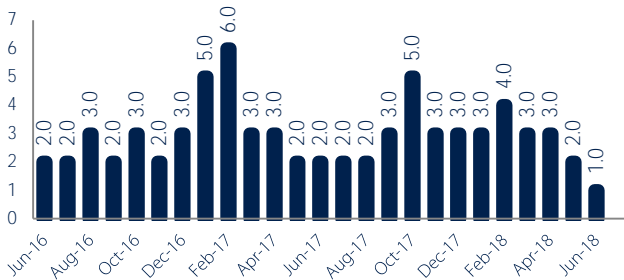
Months of Supply

1.0



Down -50%
Vs. Year Ago

Months Of Supply



Months of Supply

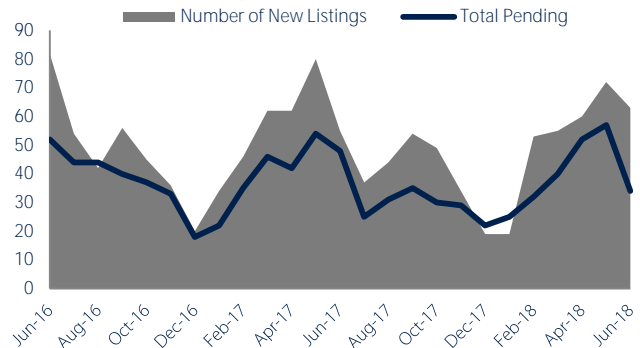
In June, there was 1.5 months of supply available in Blue Bell, Five Points, and Plymouth Meeting, compared to 2.5 in June 2017. That is a decrease of 39% versus a year ago.

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.

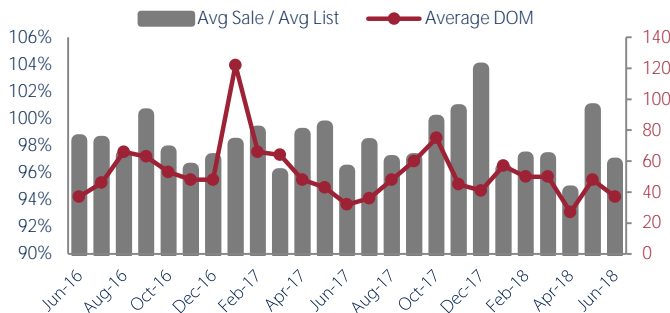
New Listings & Current Contracts

This month there were 63 homes newly listed for sale in Blue Bell, Five Points, and Plymouth Meeting compared to 55 in June 2017, an increase of 15%. There were 34 current contracts pending sale this June compared to 48 a year ago. The number of current contracts is 29% 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 Blue Bell, Five Points, and Plymouth Meeting was 96.7% 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 37, higher than the average last year, which was 32, an increase of 16%.



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