



The Long & Foster Market Minute™

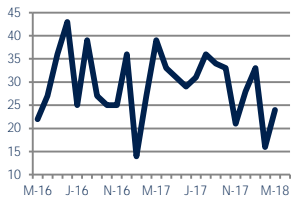
Focus On: Bridgeport and King of Prussia Housing Market

March 2018

Zip Code(s): 19406 and 19405

Units Sold

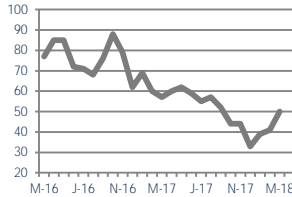
24



Down
Vs. Year Ago

Active Inventory

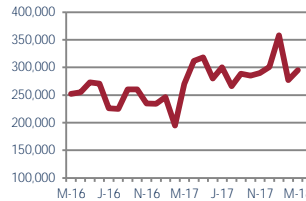
50



Down -12%
Vs. Year Ago

Median Sale Price

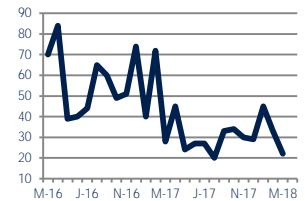
\$295,000



Up 9%
Vs. Year Ago

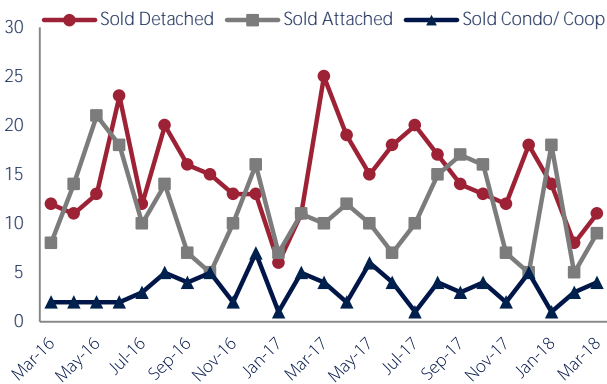
Days On Market

22



Down -21%
Vs. Year Ago

Units Sold*



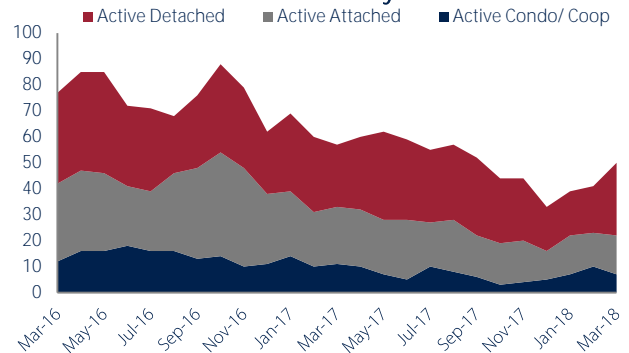
Units Sold

With relatively few transactions, there was an increase in total units sold in March, with 24 sold this month in Bridgeport and King of Prussia. This month's total units sold was lower than at this time last year, a decrease from March 2017.

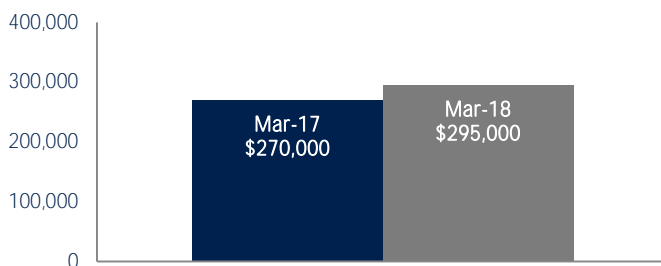
Active Inventory

Versus last year, the total number of homes available this month is lower by 7 units or 12%. The total number of active inventory this March was 50 compared to 57 in March 2017. This month's total of 50 is higher than the previous month's total supply of available inventory of 41, an increase of 22%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Bridgeport and King of Prussia Homes was \$270,000. This March, the median sale price was \$295,000, an increase of 9% or \$25,000 compared to last year. The current median sold price is 6% higher than in February.

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

Bridgeport and King of Prussia are defined as properties listed in zip code/s 19406 and 19405.

*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





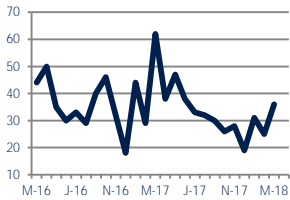
Focus On: Bridgeport and King of Prussia Housing Market

March 2018

Zip Code(s): 19406 and 19405

New Listings

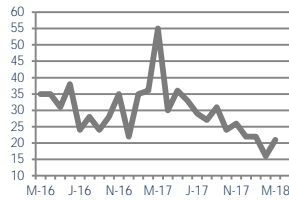
36



Down -42%
Vs. Year Ago

Current Contracts

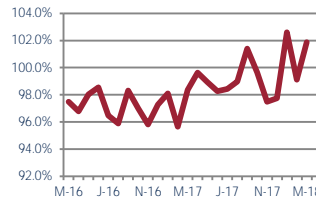
21



Down -62%
Vs. Year Ago

Sold Vs. List Price

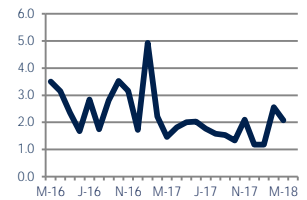
101.9%



Up 3.6%
Vs. Year Ago

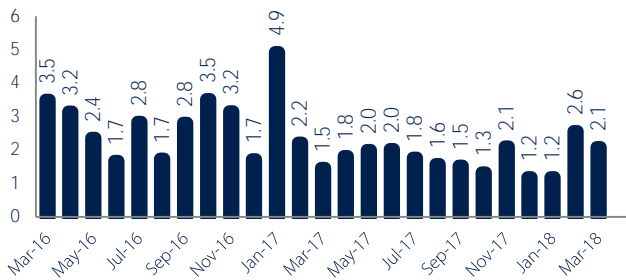
Months of Supply

2.1



Up 42%
Vs. Year Ago

Months Of Supply



Months of Supply

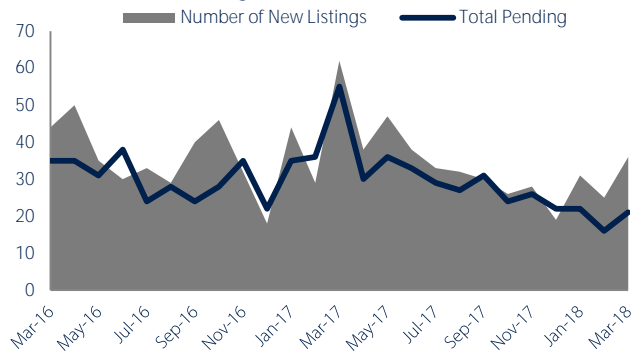
In March, there was 2.1 months of supply available in Bridgeport and King of Prussia, compared to 1.5 in March 2017. That is an increase of 43% versus a year ago.

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.

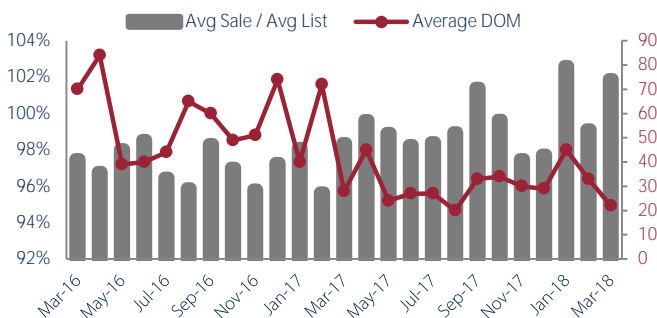
New Listings & Current Contracts

This month there were 36 homes newly listed for sale in Bridgeport and King of Prussia compared to 62 in March 2017, a decrease of 42%. There were 21 current contracts pending sale this March compared to 55 a year ago. The number of current contracts is 62% lower than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Bridgeport and King of Prussia was 101.9% of the average list price, which is 3.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 22, lower than the average last year, which was 28, a decrease of 21%.



Bridgeport and King of Prussia are defined as properties listed in zip code/s 19406 and 19405.

*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.

