



The Long & Foster Market Minute™

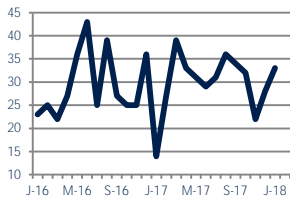
Focus On: Bridgeport and King of Prussia Housing Market

January 2018

Zip Code(s): 19406 and 19405

Units Sold

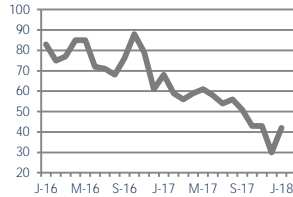
33



Up
Vs. Year Ago

Active Inventory

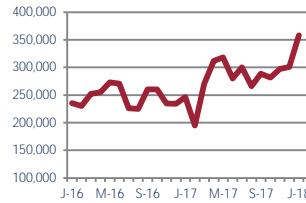
42



Down -38%
Vs. Year Ago

Median Sale Price

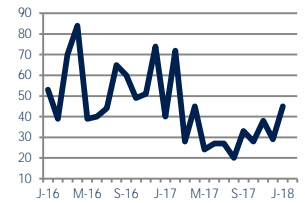
\$358,000



Up
Vs. Year Ago

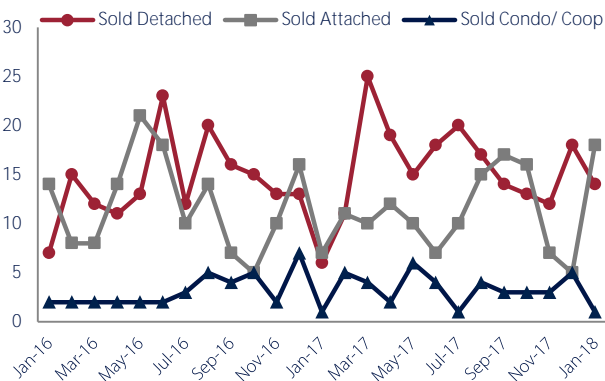
Days On Market

45



Up 13%
Vs. Year Ago

Units Sold*



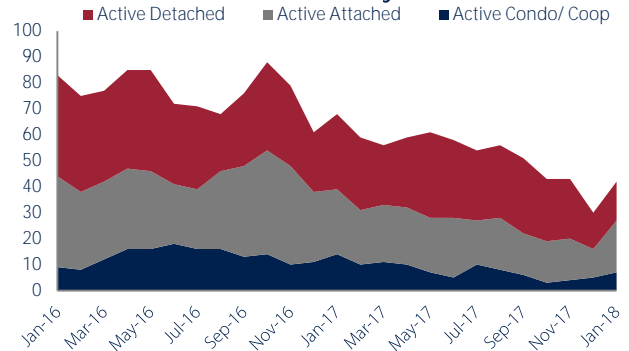
Units Sold

With relatively few transactions, there was an increase in total units sold in January, with 33 sold this month in Bridgeport and King of Prussia. This month's total units sold was higher than at this time last year, an increase from January 2017.

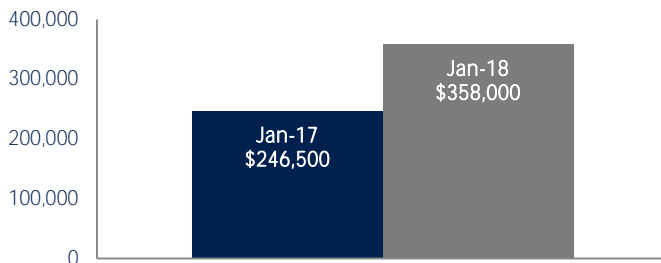
Active Inventory

Versus last year, the total number of homes available this month is lower by 26 units or 38%. The total number of active inventory this January was 42 compared to 68 in January 2017. This month's total of 42 is higher than the previous month's total supply of available inventory of 30, an increase of 40%.

Active Inventory*



Median Sale Price



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 Bridgeport and King of Prussia Homes was \$246,500. This January, the median sale price was \$358,000, an increase of \$111,500 compared to last year. The current median sold price is higher 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.

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

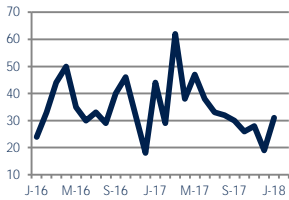




Zip Code(s): 19406 and 19405

New Listings

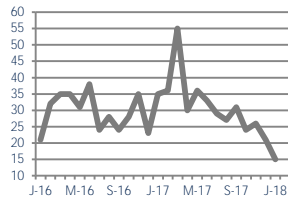
31



Down -30%
Vs. Year Ago

Current Contracts

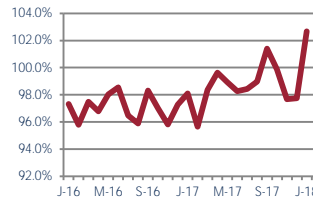
15



Down -57%
Vs. Year Ago

Sold Vs. List Price

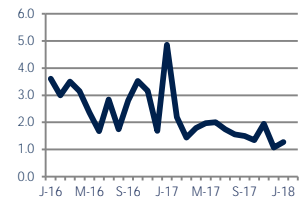
102.7%



Up 4.7%
Vs. Year Ago

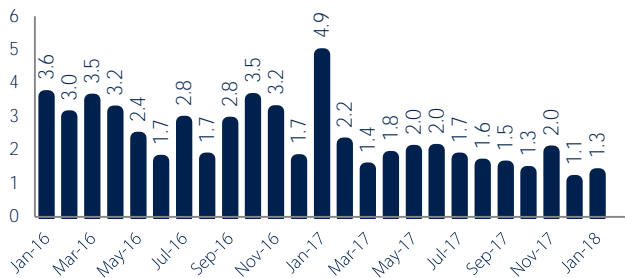
Months of Supply

1.3



Down -74%
Vs. Year Ago

Months Of Supply



Months of Supply

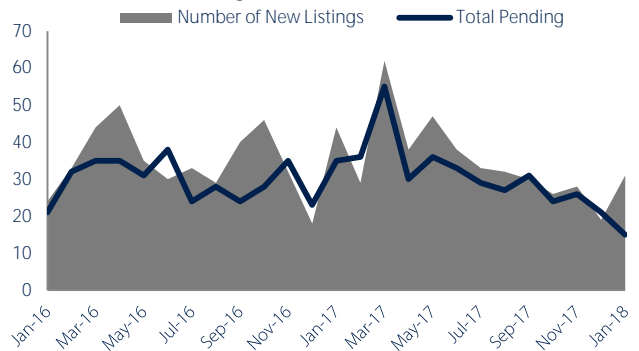
In January, there was 1.3 months of supply available in Bridgeport and King of Prussia, compared to 4.9 in January 2017. That is a decrease of 74% versus a year ago.

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.

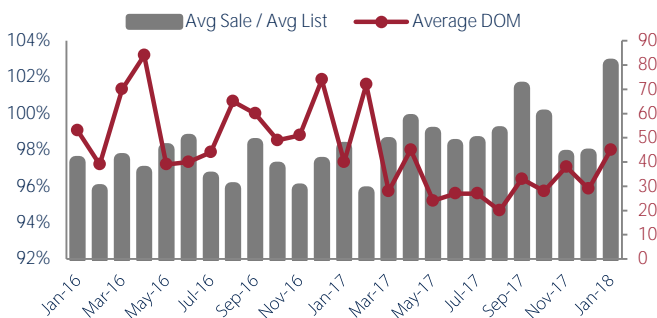
New Listings & Current Contracts

This month there were 31 homes newly listed for sale in Bridgeport and King of Prussia compared to 44 in January 2017, a decrease of 30%. There were 15 current contracts pending sale this January compared to 35 a year ago. The number of current contracts is 57% 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 Bridgeport and King of Prussia was 102.7% of the average list price, which is 4.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 45, higher than the average last year, which was 40, an increase of 13%.



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