



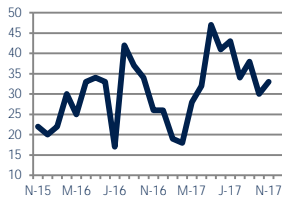
## Focus On: Bristol and Croydon Housing Market

November 2017

Zip Code(s): 19021 and 19007

### Units Sold

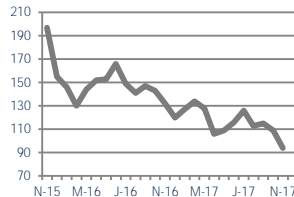
33



Up 27%  
Vs. Year Ago

### Active Inventory

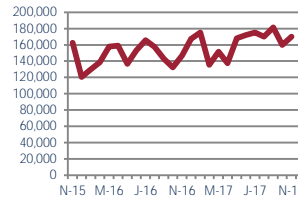
94



Down -29%  
Vs. Year Ago

### Median Sale Price

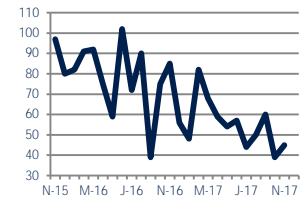
\$170,000



Up 16%  
Vs. Year Ago

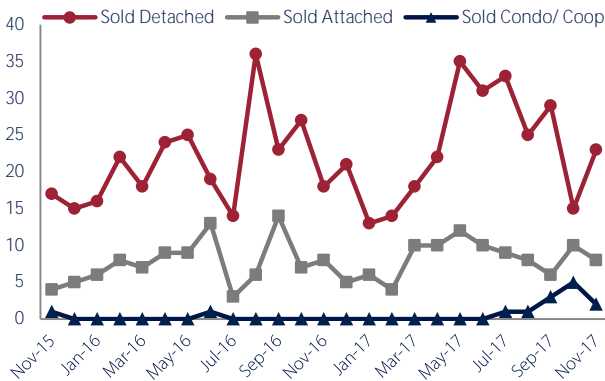
### Days On Market

45



Down -47%  
Vs. Year Ago

### Units Sold\*



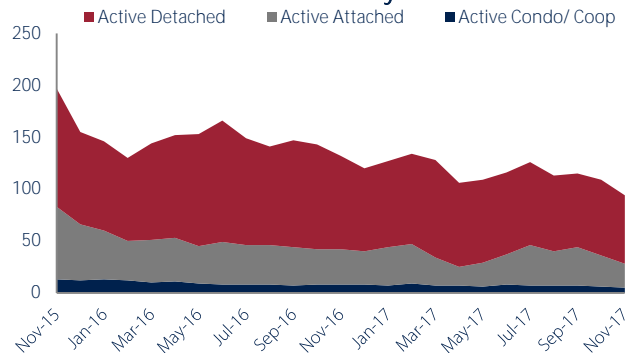
### Units Sold

There was an increase in total units sold in November, with 33 sold this month in Bristol and Croydon versus 30 last month, an increase of 10%. This month's total units sold was higher than at this time last year, an increase of 27% versus November 2016.

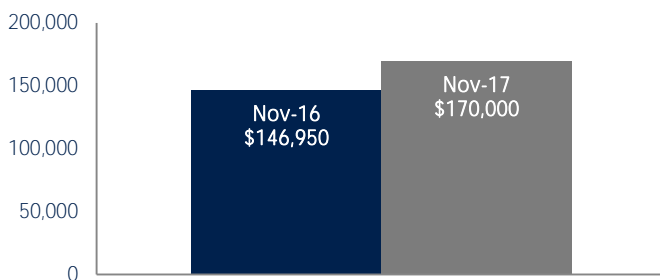
### Active Inventory

Versus last year, the total number of homes available this month is lower by 38 units or 29%. The total number of active inventory this November was 94 compared to 132 in November 2016. This month's total of 94 is lower than the previous month's total supply of available inventory of 109, a decrease of 14%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last November, the median sale price for Bristol and Croydon Homes was \$146,950. This November, the median sale price was \$170,000, an increase of 16% or \$23,050 compared to last year. The current median sold price is 6% higher than in October.

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

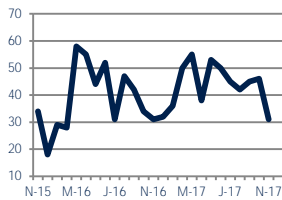
## Focus On: Bristol and Croydon Housing Market

November 2017

Zip Code(s): 19021 and 19007

### New Listings

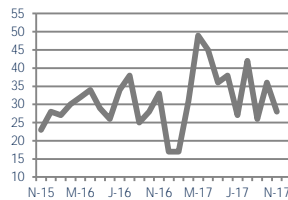
31



No Change  
Vs. Year Ago

### Current Contracts

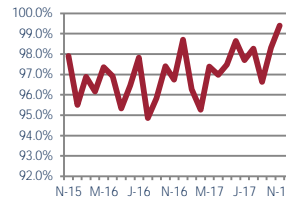
28



Down -15%  
Vs. Year Ago

### Sold Vs. List Price

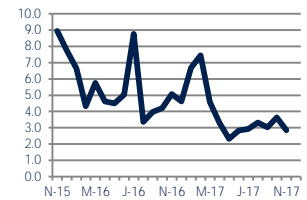
99.4%



Up 2.7%  
Vs. Year Ago

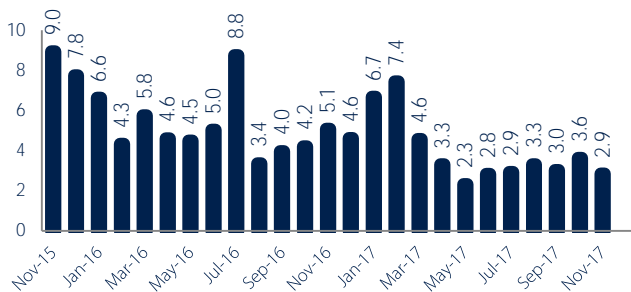
### Months of Supply

2.9



Down -44%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

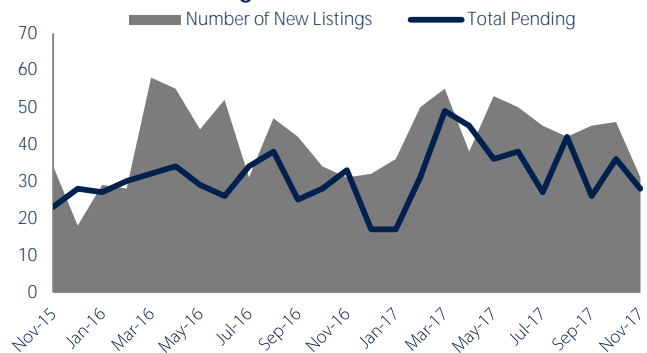
In November, there was 2.8 months of supply available in Bristol and Croydon, compared to 5.1 in November 2016. That is a decrease of 44% versus a year ago.

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.

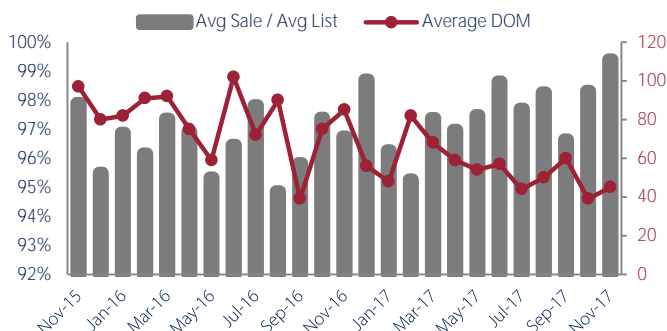
### New Listings & Current Contracts

This month there were 31 homes newly listed for sale in Bristol and Croydon, which is similar to the amount in November 2016. There were 28 current contracts pending sale this November compared to 33 a year ago. The number of current contracts is 15% lower than last November.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In November, the average sale price in Bristol and Croydon was 99.4% of the average list price, which is 2.7% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 45, lower than the average last year, which was 85, a decrease of 47%.