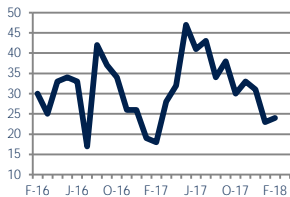




Zip Code(s): 19021 and 19007

### Units Sold

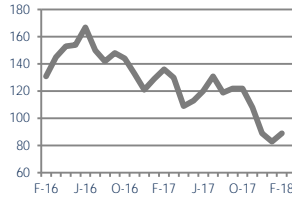
24



Up 33%  
Vs. Year Ago

### Active Inventory

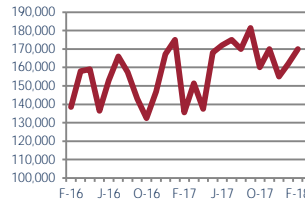
89



Down -35%  
Vs. Year Ago

### Median Sale Price

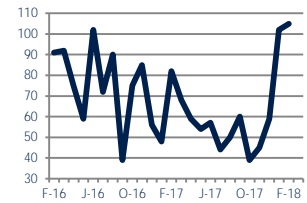
\$169,950



Up  
Vs. Year Ago

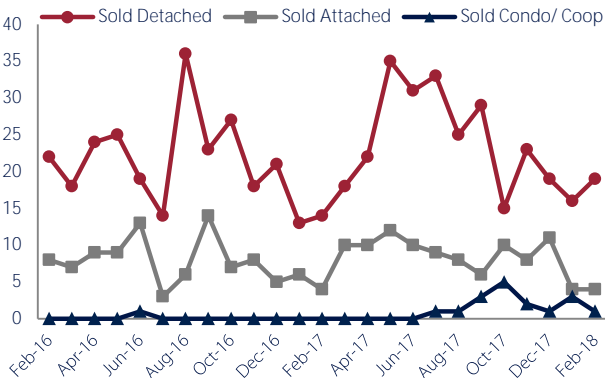
### Days On Market

105



Up 28%  
Vs. Year Ago

### Units Sold\*



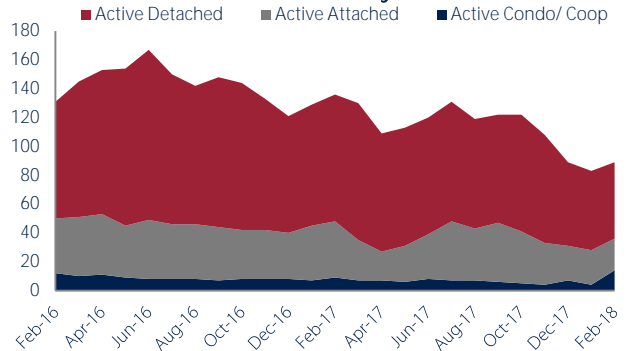
### Units Sold

There was an increase in total units sold in February, with 24 sold this month in Bristol and Croydon versus 23 last month, an increase of 4%. This month's total units sold was higher than at this time last year, an increase of 33% versus February 2017.

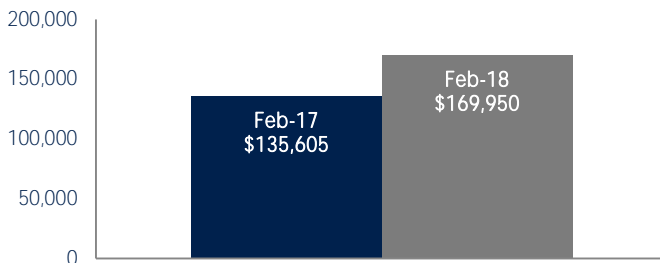
### Active Inventory

Versus last year, the total number of homes available this month is lower by 47 units or 35%. The total number of active inventory this February was 89 compared to 136 in February 2017. This month's total of 89 is higher than the previous month's total supply of available inventory of 83, an increase of 7%.

### 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 February, the median sale price for Bristol and Croydon Homes was \$135,605. This February, the median sale price was \$169,950, an increase of \$34,345 compared to last year. The current median sold price is higher than in January.

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



Bristol and Croydon are defined as properties listed in zip code/s 19021 and 19007.

\*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.

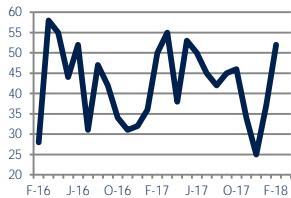
Information included in this report is based on data supplied by TREND and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of TREND or Long & Foster Real Estate, Inc.



Zip Code(s): 19021 and 19007

### New Listings

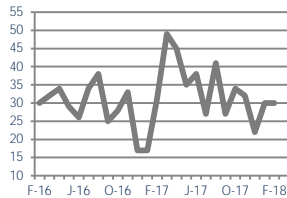
52



Up 4%  
Vs. Year Ago

### Current Contracts

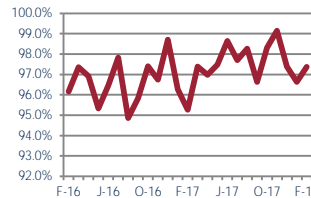
30



Down -3%  
Vs. Year Ago

### Sold Vs. List Price

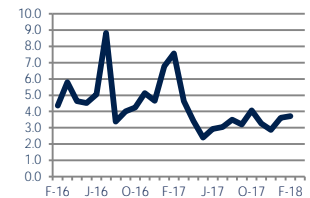
97.4%



Up 2.2%  
Vs. Year Ago

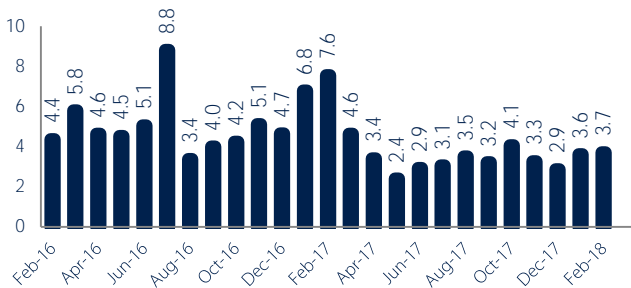
### Months of Supply

3.7



Down -51%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

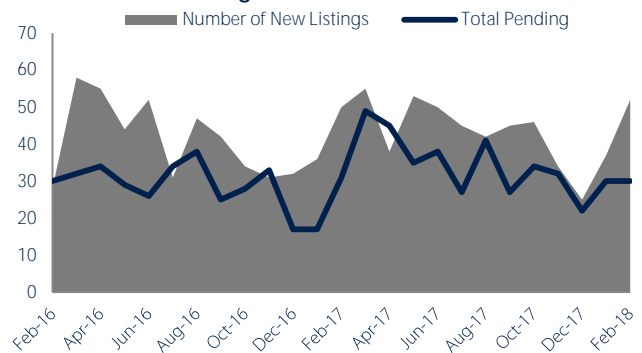
In February, there was 3.7 months of supply available in Bristol and Croydon, compared to 7.6 in February 2017. That is a decrease of 51% versus a year ago.

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.

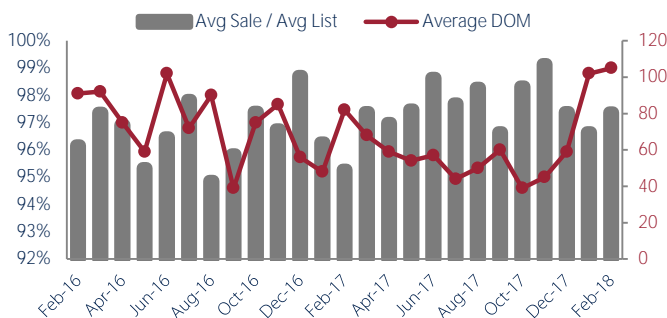
### New Listings & Current Contracts

This month there were 52 homes newly listed for sale in Bristol and Croydon compared to 50 in February 2017, an increase of 4%. There were 30 current contracts pending sale this February compared to 31 a year ago. The number of current contracts remained stable as compared to last February.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In February, the average sale price in Bristol and Croydon was 97.4% of the average list price, which is 2.1% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 105, higher than the average last year, which was 82, an increase of 28%.



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