

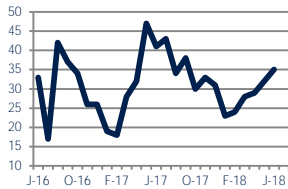


Focus On: Bristol and Croydon Housing Market

June 2018

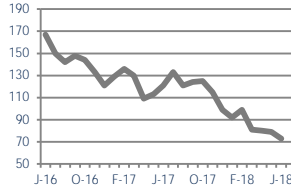
Zip Code(s): 19021 and 19007

Units Sold
35



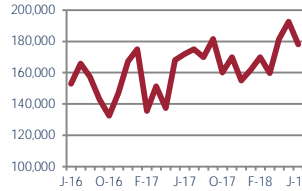
Down -15%
Vs. Year Ago

Active Inventory
73



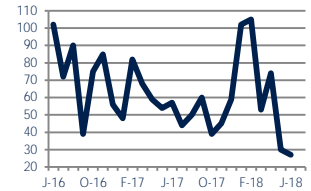
Down -40%
Vs. Year Ago

Median Sale Price
\$178,000



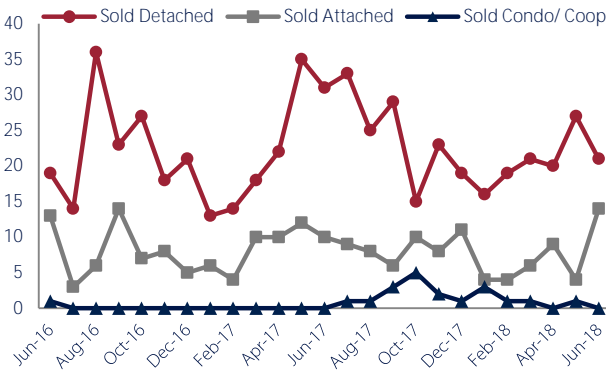
Up 3%
Vs. Year Ago

Days On Market
27



Down
Vs. Year Ago

Units Sold*



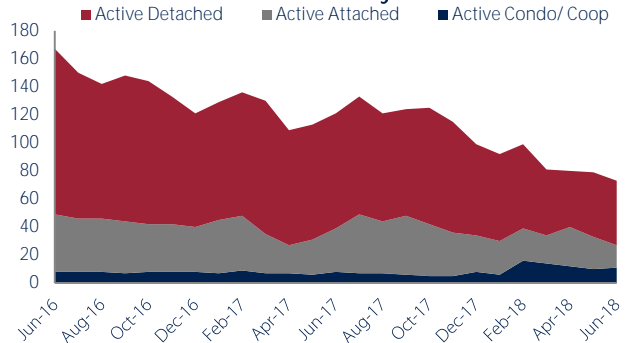
Units Sold

There was an increase in total units sold in June, with 35 sold this month in Bristol and Croydon versus 32 last month, an increase of 9%. This month's total units sold was lower than at this time last year, a decrease of 15% versus June 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 48 units or 40%. The total number of active inventory this June was 73 compared to 121 in June 2017. This month's total of 73 is lower than the previous month's total supply of available inventory of 79, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Bristol and Croydon Homes was \$172,000. This June, the median sale price was \$178,000, an increase of 3% or \$6,000 compared to last year. The current median sold price is 8% lower 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.

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.



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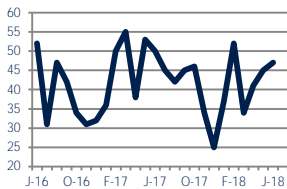
Focus On: Bristol and Croydon Housing Market

June 2018

Zip Code(s): 19021 and 19007

New Listings

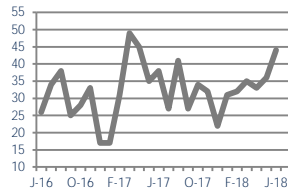
47



Down -6%
Vs. Year Ago

Current Contracts

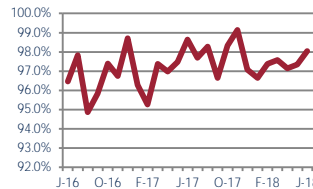
44



Up 16%
Vs. Year Ago

Sold Vs. List Price

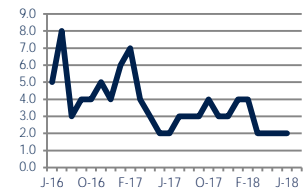
98.1%



Down -0.6%
Vs. Year Ago

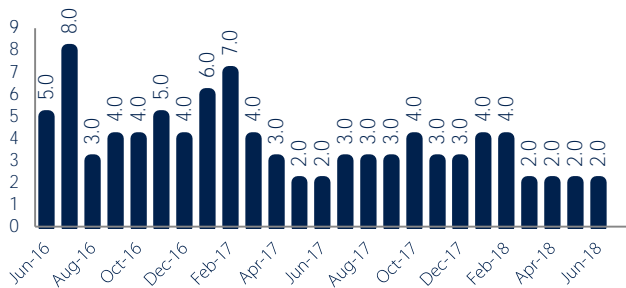
Months of Supply

2.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

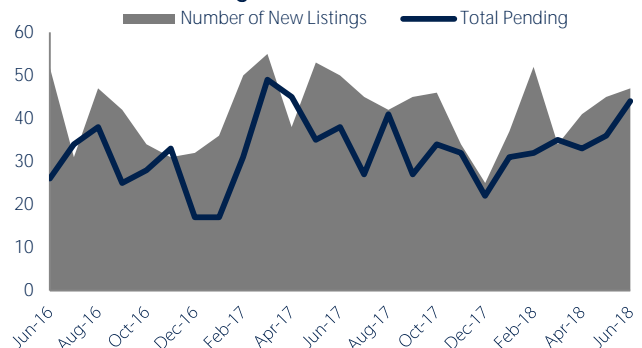
In June, there was 2.1 months of supply available in Bristol and Croydon, compared to 3.0 in June 2017. That is a decrease of 29% versus a year ago.

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.

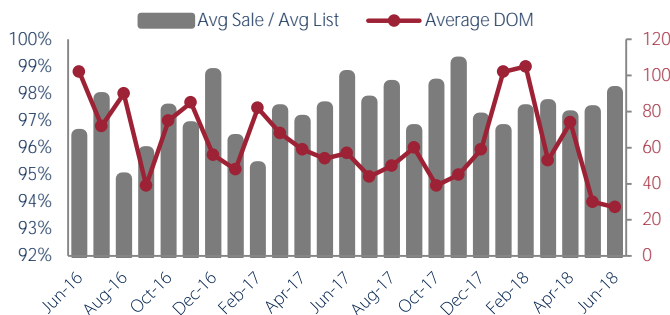
New Listings & Current Contracts

This month there were 47 homes newly listed for sale in Bristol and Croydon compared to 50 in June 2017, a decrease of 6%. There were 44 current contracts pending sale this June compared to 38 a year ago. The number of current contracts is 16% higher 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 Bristol and Croydon was 98.1% of the average list price, which is 0.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 27, lower than the average last year, which was 57. This decrease was impacted by the limited number of sales.



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