



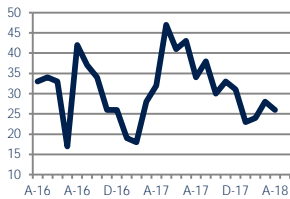
Focus On: Bristol and Croydon Housing Market

April 2018

Zip Code(s): 19021 and 19007

Units Sold

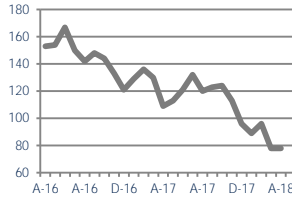
26



Down -19%
Vs. Year Ago

Active Inventory

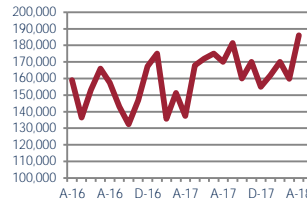
78



Down -28%
Vs. Year Ago

Median Sale Price

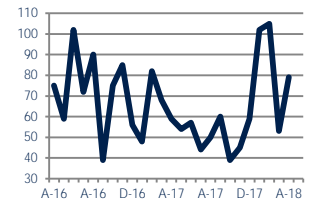
\$186,000



Up
Vs. Year Ago

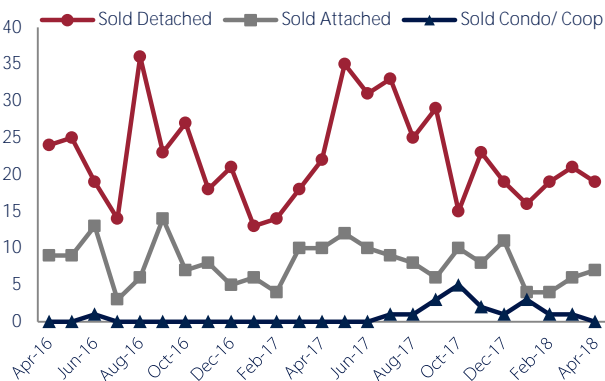
Days On Market

79



Up 34%
Vs. Year Ago

Units Sold*



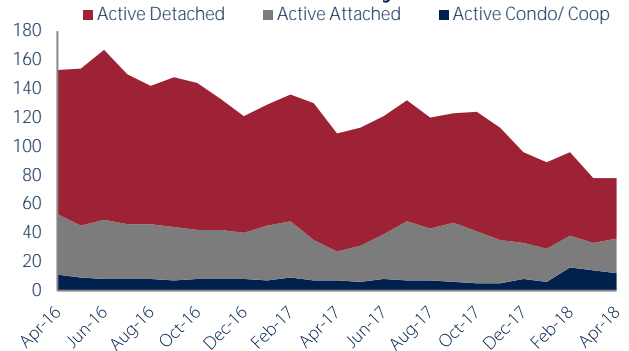
Units Sold

There was a decrease in total units sold in April, with 26 sold this month in Bristol and Croydon versus 28 last month, a decrease of 7%. This month's total units sold was lower than at this time last year, a decrease of 19% versus April 2017.

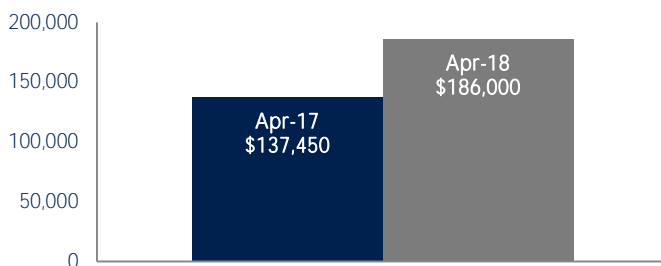
Active Inventory

Versus last year, the total number of homes available this month is lower by 31 units or 28%. The total number of active inventory this April was 78 compared to 109 in April 2017. This month's supply remained stable as compared to last month.

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 April, the median sale price for Bristol and Croydon Homes was \$137,450. This April, the median sale price was \$186,000, an increase of \$48,550 compared to last year. The current median sold price is higher than in March.

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.



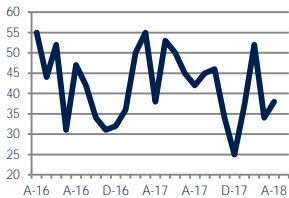
Focus On: Bristol and Croydon Housing Market

April 2018

Zip Code(s): 19021 and 19007

New Listings

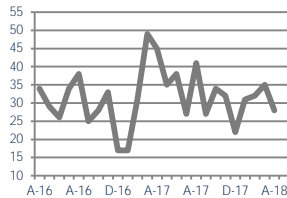
38



No Change
Vs. Year Ago

Current Contracts

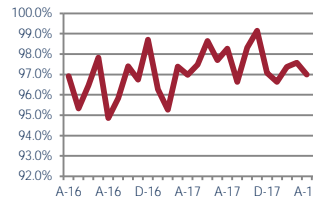
28



Down -38%
Vs. Year Ago

Sold Vs. List Price

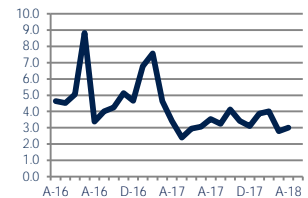
97.0%



No Change
Vs. Year Ago

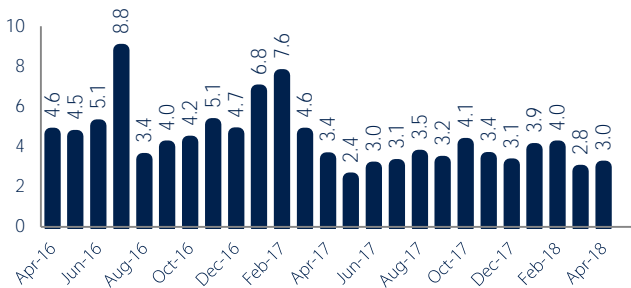
Months of Supply

3.0



Down -12%
Vs. Year Ago

Months Of Supply



Months of Supply

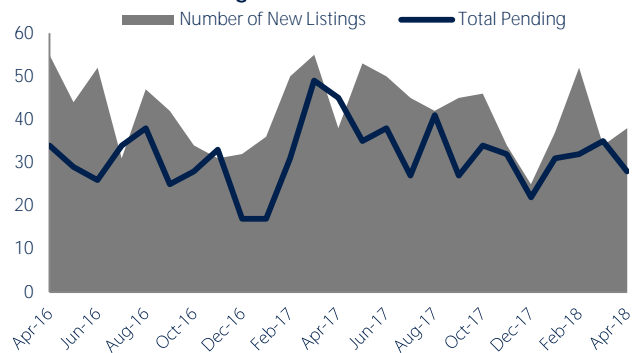
In April, there was 3.0 months of supply available in Bristol and Croydon, compared to 3.4 in April 2017. That is a decrease of 12% versus a year ago.

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.

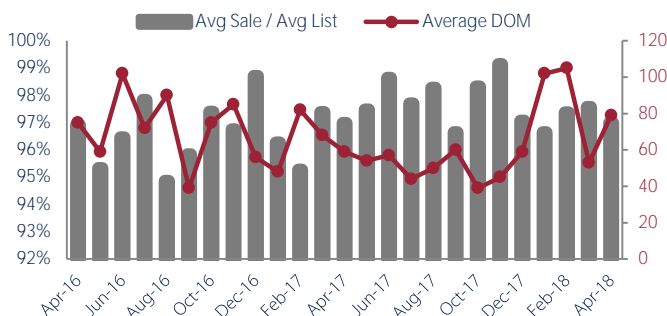
New Listings & Current Contracts

This month there were 38 homes newly listed for sale in Bristol and Croydon, which is similar to the amount in April 2017. There were 28 current contracts pending sale this April compared to 45 a year ago. The number of current contracts is 38% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Bristol and Croydon was 97.0% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 79, higher than the average last year, which was 59, an increase of 34%.



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