



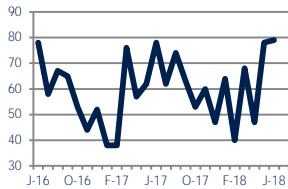
The Long & Foster Market Minute™

Focus On: City Line Avenue, Mt. Airy, and East Falls Housing Market

June 2018

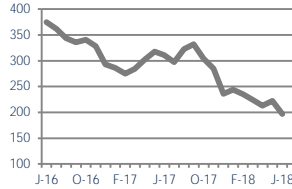
Zip Code(s): 19144, 19129 and 19140

Units Sold
79



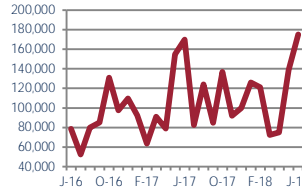
Up 1%
Vs. Year Ago

Active Inventory
197



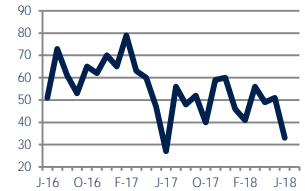
Down -37%
Vs. Year Ago

Median Sale Price
\$175,000



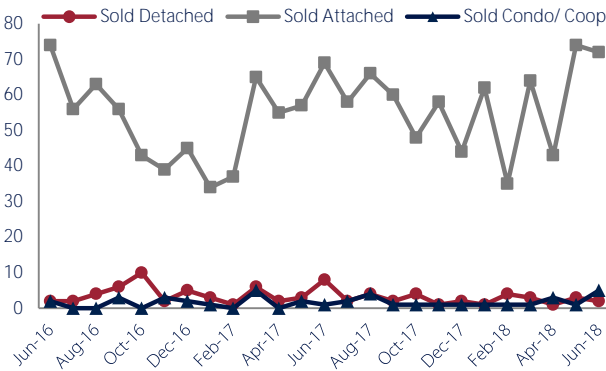
Up 3%
Vs. Year Ago

Days On Market
33



Up 22%
Vs. Year Ago

Units Sold*



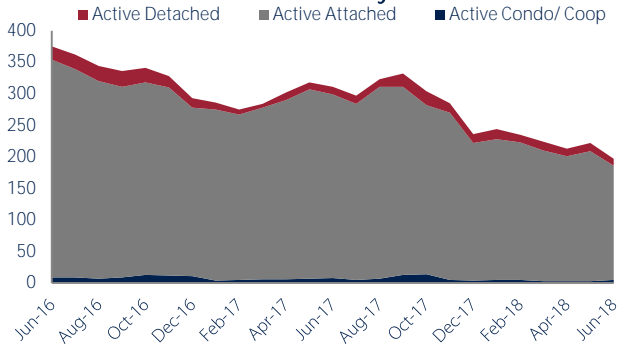
Units Sold

There was an increase in total units sold in June, with 79 sold this month in City Line Avenue, Mt. Airy, and East Falls versus 78 last month, an increase of 1%. This month's total units sold was higher than at this time last year, an increase of 1% versus June 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 114 units or 37%. The total number of active inventory this June was 197 compared to 311 in June 2017. This month's total of 197 is lower than the previous month's total supply of available inventory of 222, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for City Line Avenue, Mt. Airy, and East Falls Homes was \$169,900. This June, the median sale price was \$175,000, an increase of \$5,100 compared to last year. The current median sold price is higher 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.

City Line Avenue, Mt. Airy, and East Falls are defined as properties listed in zip code/s 19144, 19129 and 19140.

*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 TRiND 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 TRiND or Long & Foster Real Estate, Inc.



CHRISTIE'S
INTERNATIONAL REAL ESTATE

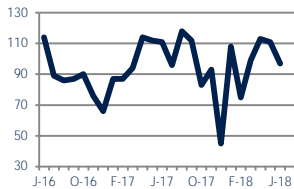




Zip Code(s): 19144, 19129 and 19140

New Listings

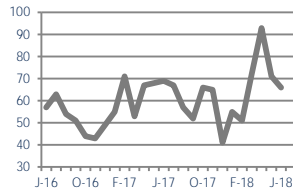
97



Down -13%
Vs. Year Ago

Current Contracts

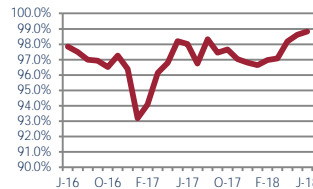
66



Down -4%
Vs. Year Ago

Sold Vs. List Price

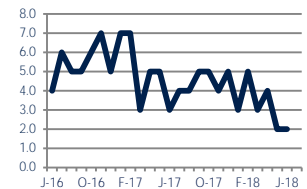
98.8%



Up 0.8%
Vs. Year Ago

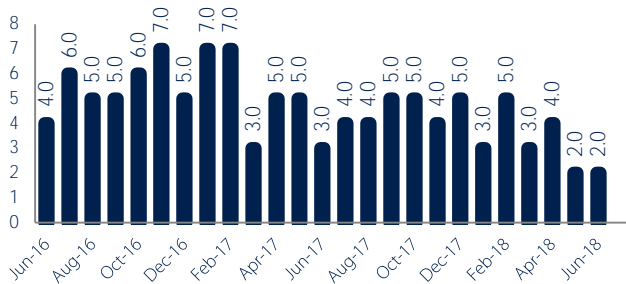
Months of Supply

2.0



Down -33%
Vs. Year Ago

Months Of Supply



Months of Supply

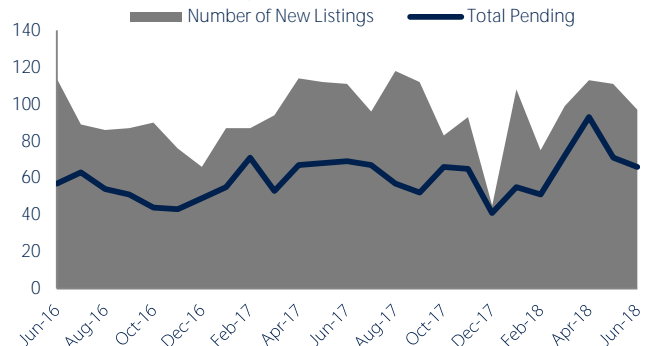
In June, there was 2.5 months of supply available in City Line Avenue, Mt. Airy, and East Falls, compared to 4.0 in June 2017. That is a decrease of 37% versus a year ago.

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.

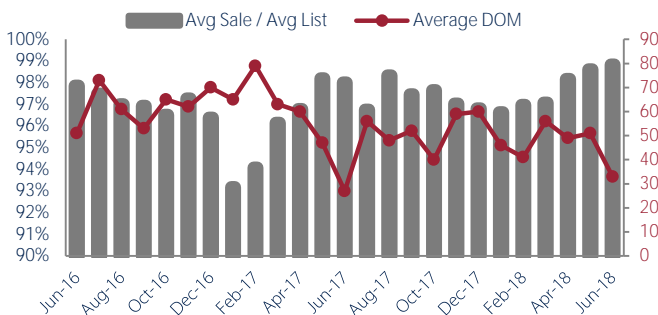
New Listings & Current Contracts

This month there were 97 homes newly listed for sale in City Line Avenue, Mt. Airy, and East Falls compared to 111 in June 2017, a decrease of 13%. There were 66 current contracts pending sale this June compared to 69 a year ago. The number of current contracts is 4% lower 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 City Line Avenue, Mt. Airy, and East Falls was 98.8% of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 33, higher than the average last year, which was 27, an increase of 22%.



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