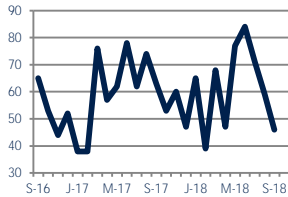


Zip Code(s): 19144, 19129 and 19140

Units Sold

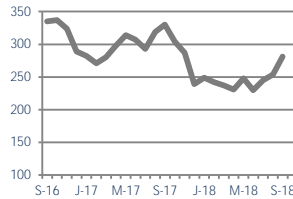
46



Down -27%
Vs. Year Ago

Active Inventory

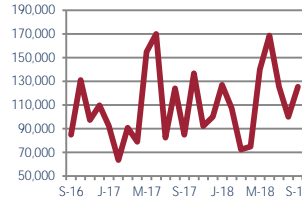
281



Down -15%
Vs. Year Ago

Median Sale Price

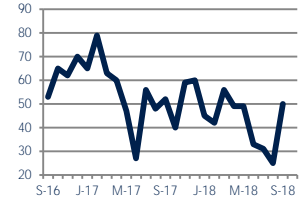
\$125,450



Up
Vs. Year Ago

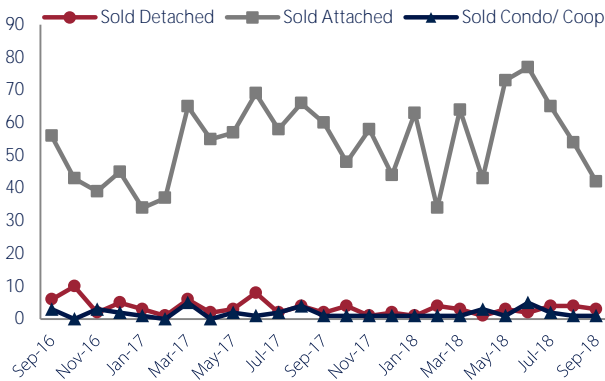
Days On Market

50



Down -4%
Vs. Year Ago

Units Sold*



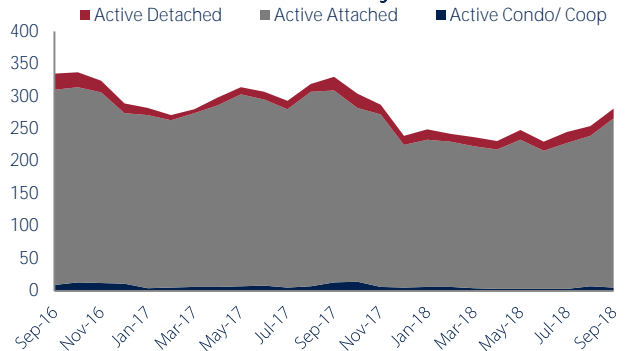
Units Sold

There was a decrease in total units sold in September, with 46 sold this month in City Line Avenue, Mt. Airy, and East Falls versus 59 last month, a decrease of 22%. This month's total units sold was lower than at this time last year, a decrease of 27% versus September 2017.

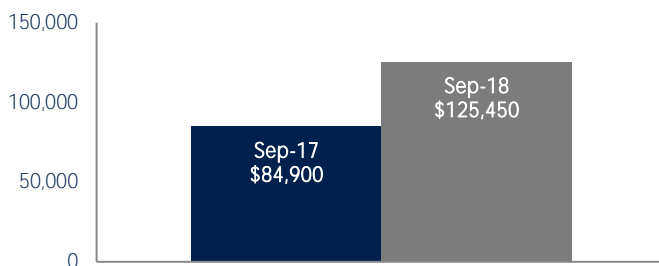
Active Inventory

Versus last year, the total number of homes available this month is lower by 49 units or 15%. The total number of active inventory this September was 281 compared to 330 in September 2017. This month's total of 281 is higher than the previous month's total supply of available inventory of 254, an increase of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for City Line Avenue, Mt. Airy, and East Falls Homes was \$84,900. This September, the median sale price was \$125,450, an increase of \$40,550 compared to last year. The current median sold price is higher than in August.

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.

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CHRISTIE'S
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The Long & Foster Market Minute™

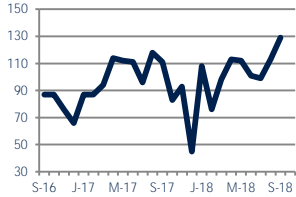
Focus On: City Line Avenue, Mt. Airy, and East Falls Housing Market

September 2018

Zip Code(s): 19144, 19129 and 19140

New Listings

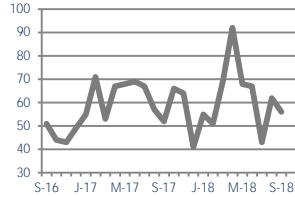
129



Up 16%
Vs. Year Ago

Current Contracts

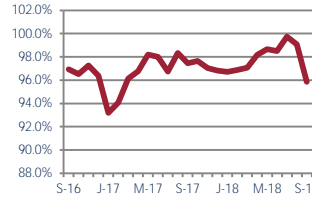
56



Up 8%
Vs. Year Ago

Sold Vs. List Price

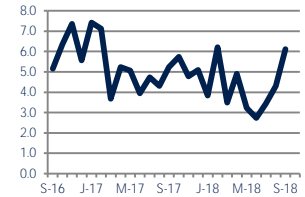
95.9%



Down -1.7%
Vs. Year Ago

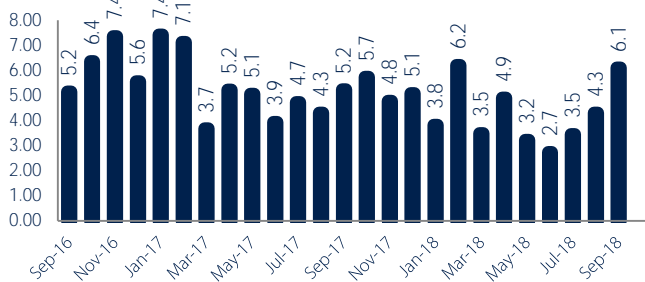
Months of Supply

6.1



Up 17%
Vs. Year Ago

Months Of Supply



Months of Supply

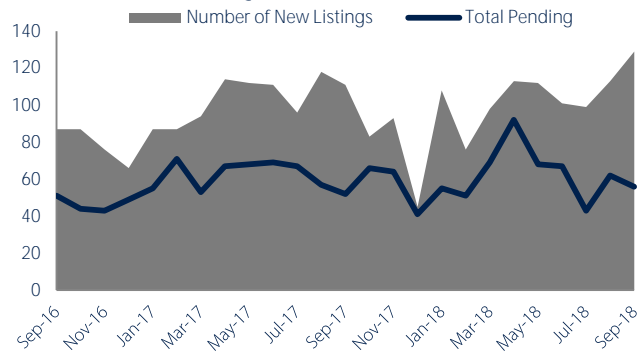
In September, there was 6.1 months of supply available in City Line Avenue, Mt. Airy, and East Falls, compared to 5.2 in September 2017. That is an increase of 17% versus a year ago.

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.

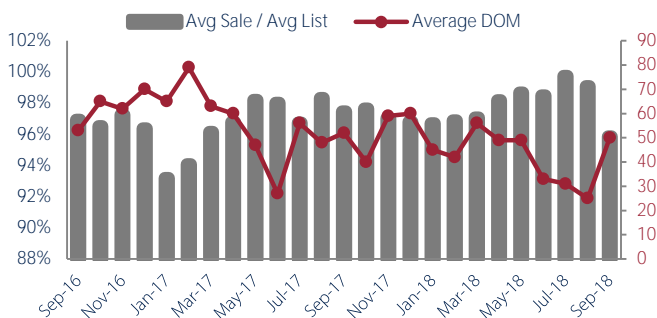
New Listings & Current Contracts

This month there were 129 homes newly listed for sale in City Line Avenue, Mt. Airy, and East Falls compared to 111 in September 2017, an increase of 16%. There were 56 current contracts pending sale this September compared to 52 a year ago. The number of current contracts is 8% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in City Line Avenue, Mt. Airy, and East Falls was 95.9% of the average list price, which is 1.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 50, lower than the average last year, which was 52, a decrease of 4%.



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