



# The Long & Foster Market Minute™

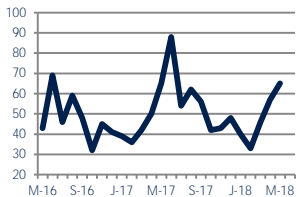
Focus On: Clifton Heights, Glenolden, and Holmes Housing Market

May 2018

Zip Code(s): 19018, 19036 and 19043

## Units Sold

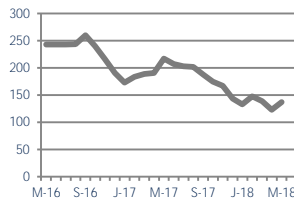
65



No Change  
Vs. Year Ago

## Active Inventory

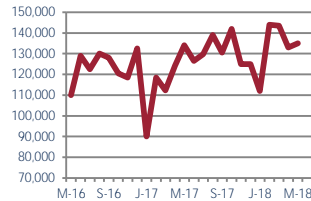
137



Down -37%  
Vs. Year Ago

## Median Sale Price

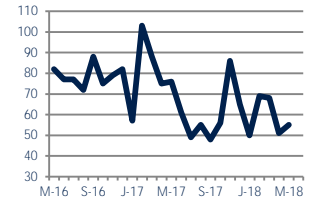
\$135,000



Up 1%  
Vs. Year Ago

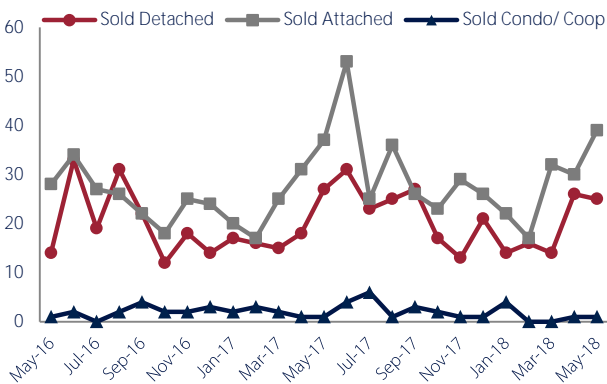
## Days On Market

55



Down -28%  
Vs. Year Ago

## Units Sold\*



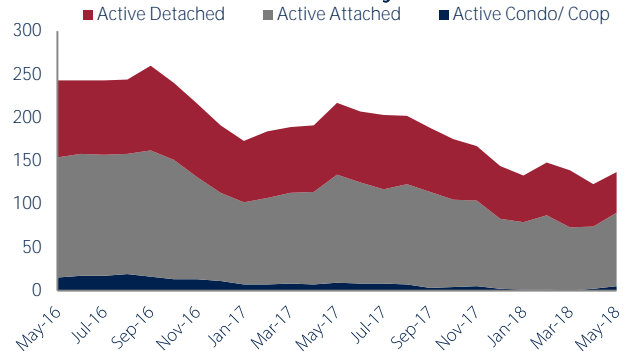
## Units Sold

There was an increase in total units sold in May, with 65 sold this month in Clifton Heights, Glenolden, and Holmes, an increase of 14%. This month's total units sold is similar compared to a year ago.

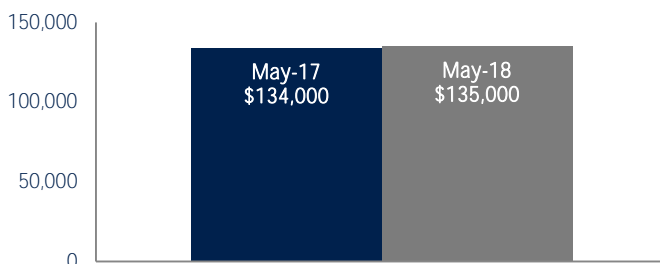
## Active Inventory

Versus last year, the total number of homes available this month is lower by 80 units or 37%. The total number of active inventory this May was 137 compared to 217 in May 2017. This month's total of 137 is higher than the previous month's total supply of available inventory of 123, an increase of 11%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last May, the median sale price for Clifton Heights, Glenolden, and Holmes Homes was \$134,000. This May, the median sale price was \$135,000, an increase of 1% or \$1,000 compared to last year. The current median sold price is 2% higher than in April.

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

Clifton Heights, Glenolden, and Holmes are defined as properties listed in zip code/s 19018, 19036 and 19043.

\*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.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

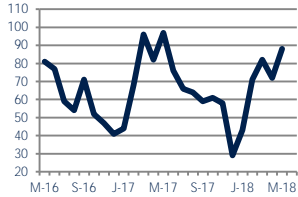




Zip Code(s): 19018, 19036 and 19043

### New Listings

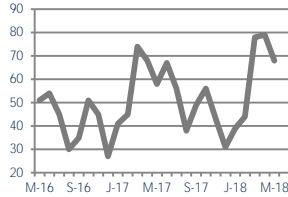
88



Down -9%  
Vs. Year Ago

### Current Contracts

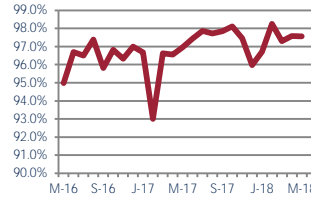
68



Up 17%  
Vs. Year Ago

### Sold Vs. List Price

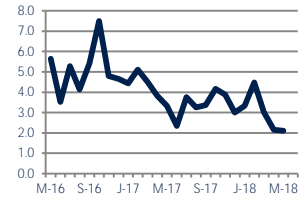
97.6%



Up 0.6%  
Vs. Year Ago

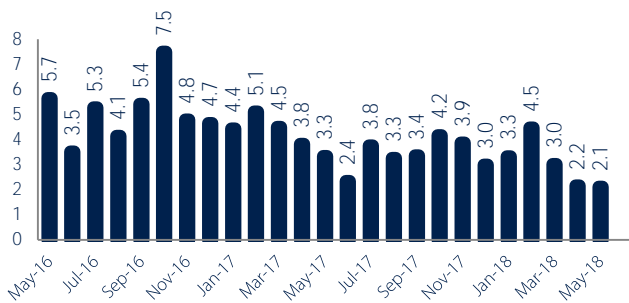
### Months of Supply

2.1



Down -37%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

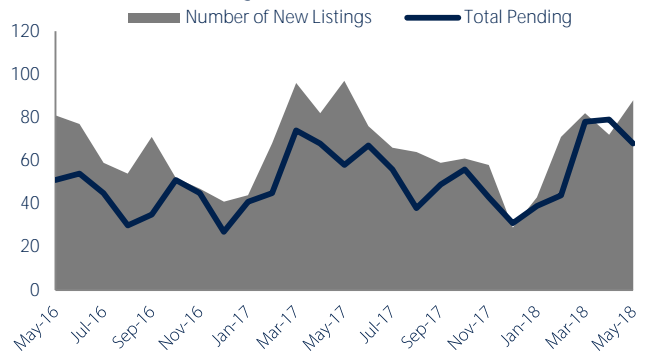
In May, there was 2.1 months of supply available in Clifton Heights, Glenolden, and Holmes, compared to 3.3 in May 2017. That is a decrease of 37% versus a year ago.

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.

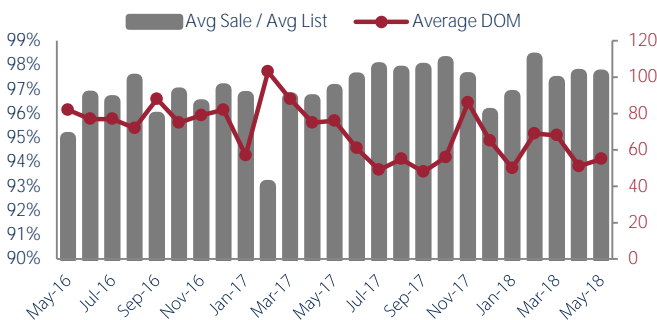
### New Listings & Current Contracts

This month there were 88 homes newly listed for sale in Clifton Heights, Glenolden, and Holmes compared to 97 in May 2017, a decrease of 9%. There were 68 current contracts pending sale this May compared to 58 a year ago. The number of current contracts is 17% higher than last May.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In May, the average sale price in Clifton Heights, Glenolden, and Holmes was 97.6% of the average list price, which is 0.6% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 55, lower than the average last year, which was 76, a decrease of 28%.



Clifton Heights, Glenolden, and Holmes are defined as properties listed in zip code/s 19018, 19036 and 19043.

\*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.

