



# The Long & Foster Market Minute™

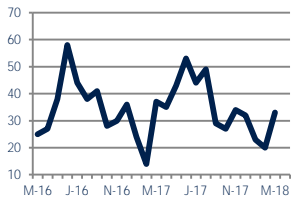
Focus On: Conshohocken and Lafayette Hill Housing Market

March 2018

Zip Code(s): 19428 and 19444

## Units Sold

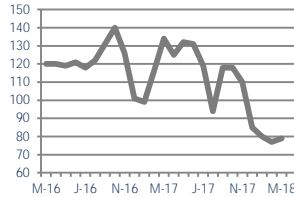
33



Down  
Vs. Year Ago

## Active Inventory

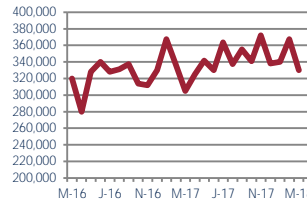
79



Down -41%  
Vs. Year Ago

## Median Sale Price

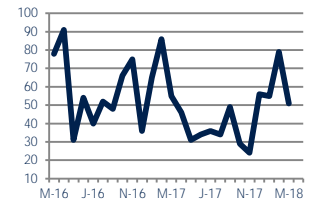
\$330,000



Up 8%  
Vs. Year Ago

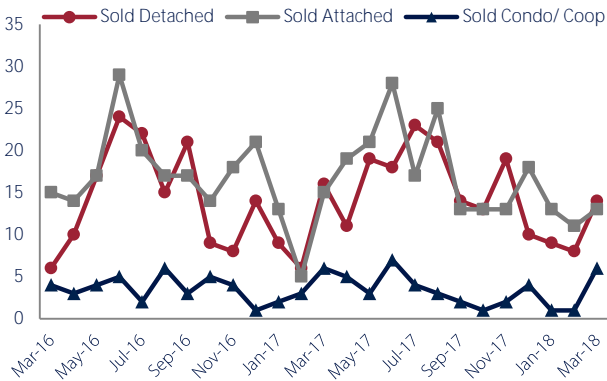
## Days On Market

51



Down -7%  
Vs. Year Ago

## Units Sold\*



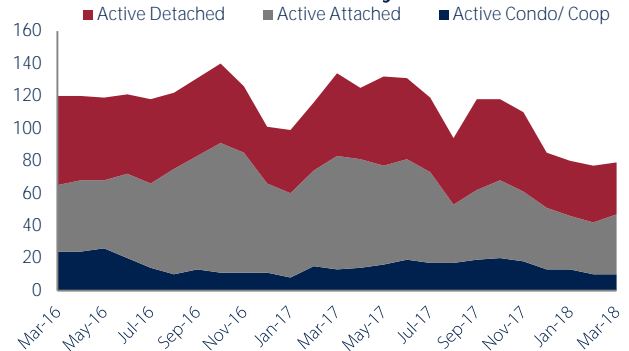
## Units Sold

With relatively few transactions, there was an increase in total units sold in March, with 33 sold this month in Conshohocken and Lafayette Hill. This month's total units sold was lower than at this time last year, a decrease from March 2017.

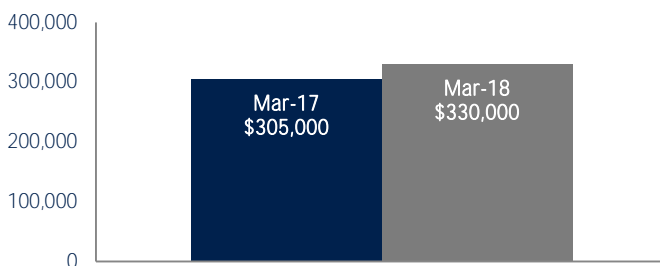
## Active Inventory

Versus last year, the total number of homes available this month is lower by 55 units or 41%. The total number of active inventory this March was 79 compared to 134 in March 2017. This month's total of 79 is higher than the previous month's total supply of available inventory of 77, an increase of 3%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last March, the median sale price for Conshohocken and Lafayette Hill Homes was \$305,000. This March, the median sale price was \$330,000, an increase of 8% or \$25,000 compared to last year. The current median sold price is 10% lower than in February.

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

Conshohocken and Lafayette Hill are defined as properties listed in zip code/s 19428 and 19444.

\*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.



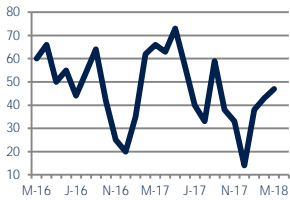
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



Zip Code(s): 19428 and 19444

**New Listings**

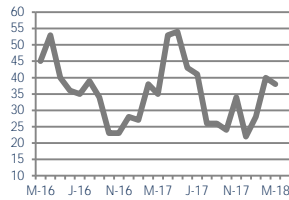
47



Down -29%  
Vs. Year Ago

**Current Contracts**

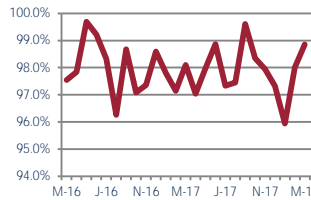
38



Up 9%  
Vs. Year Ago

**Sold Vs. List Price**

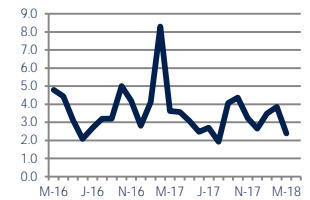
98.9%



Up 0.8%  
Vs. Year Ago

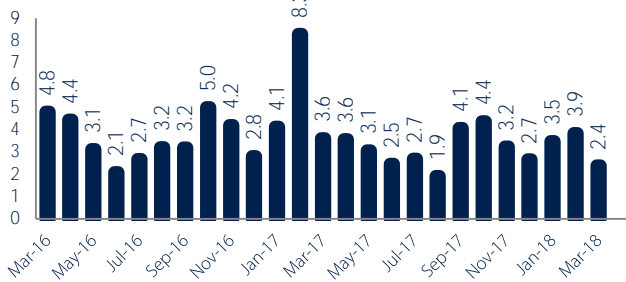
**Months of Supply**

2.4



Down -34%  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

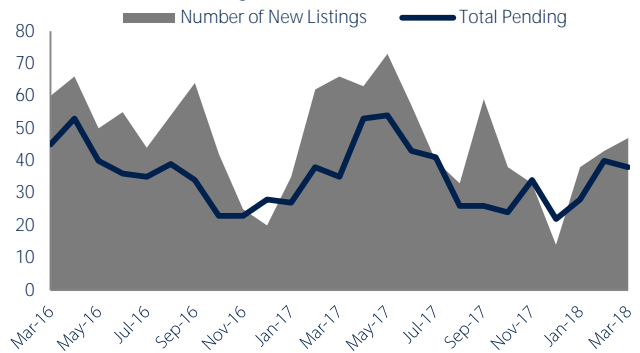
In March, there was 2.4 months of supply available in Conshohocken and Lafayette Hill, compared to 3.6 in March 2017. That is a decrease of 34% versus a year ago.

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.

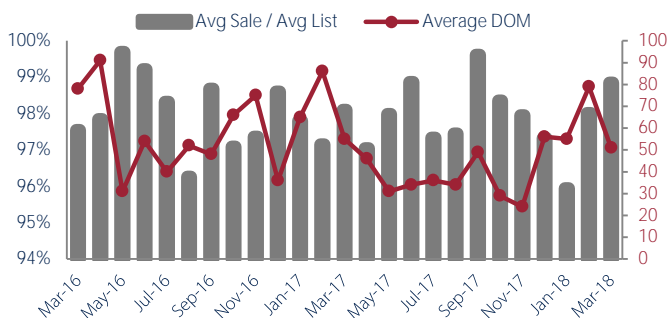
**New Listings & Current Contracts**

This month there were 47 homes newly listed for sale in Conshohocken and Lafayette Hill compared to 66 in March 2017, a decrease of 29%. There were 38 current contracts pending sale this March compared to 35 a year ago. The number of current contracts is 9% higher than last March.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In March, the average sale price in Conshohocken and Lafayette Hill was 98.9% 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 51, lower than the average last year, which was 55, a decrease of 7%.



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