



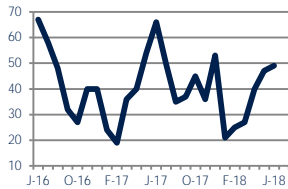
# The Long & Foster Market Minute™

## Focus On: Chestnut Hill and Mt. Airy Housing Market

June 2018

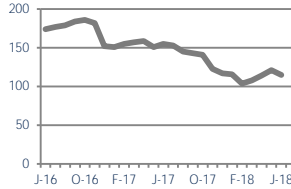
Zip Code(s): 19118 and 19119

**Units Sold**  
49



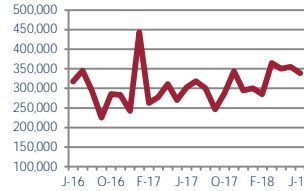
Down -26%  
Vs. Year Ago

**Active Inventory**  
115



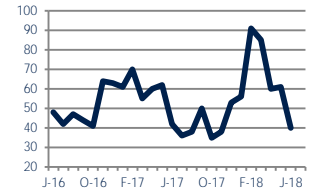
Down -26%  
Vs. Year Ago

**Median Sale Price**  
\$339,000



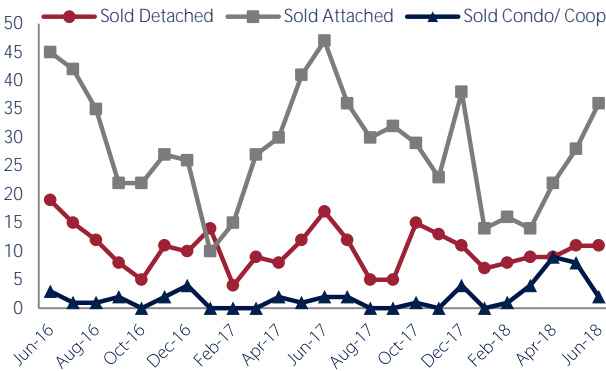
Up 12%  
Vs. Year Ago

**Days On Market**  
40



Down -5%  
Vs. Year Ago

### Units Sold\*



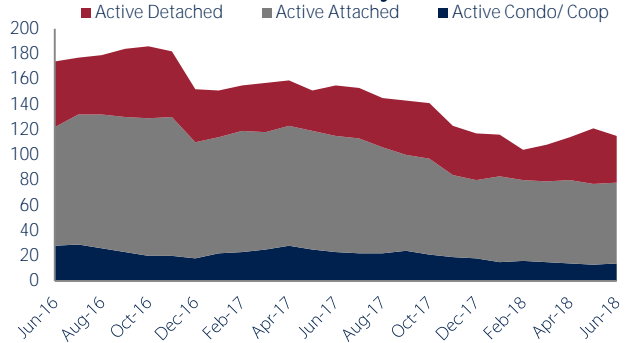
### Units Sold

There was an increase in total units sold in June, with 49 sold this month in Chestnut Hill and Mt. Airy versus 47 last month, an increase of 4%. This month's total units sold was lower than at this time last year, a decrease of 26% versus June 2017.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 40 units or 26%. The total number of active inventory this June was 115 compared to 155 in June 2017. This month's total of 115 is lower than the previous month's total supply of available inventory of 121, a decrease of 5%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Chestnut Hill and Mt. Airy Homes was \$303,000. This June, the median sale price was \$339,000, an increase of 12% or \$36,000 compared to last year. The current median sold price is 5% lower 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.

Chestnut Hill and Mt. Airy are defined as properties listed in zip code/s 19118 and 19119.

\*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

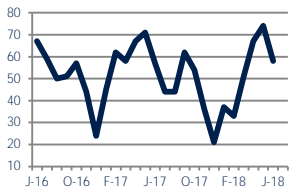




Zip Code(s): 19118 and 19119

### New Listings

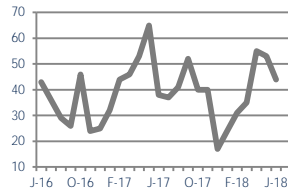
58



Up 2%  
Vs. Year Ago

### Current Contracts

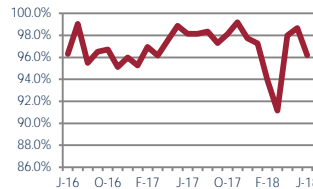
44



Up 16%  
Vs. Year Ago

### Sold Vs. List Price

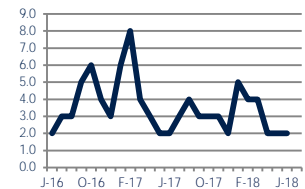
96.2%



Down -2%  
Vs. Year Ago

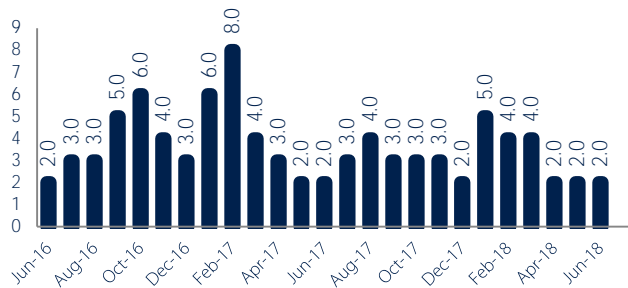
### Months of Supply

2.0



No Change  
Vs. Year Ago

### Months Of Supply



### Months of Supply

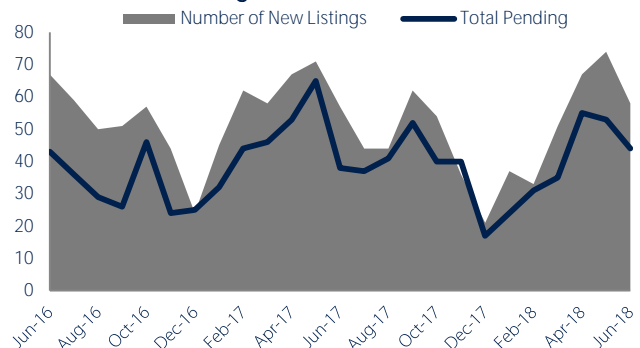
In June, there was 2.3 months of supply available in Chestnut Hill and Mt. Airy. The amount of supply is similar compared to a year ago.

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.

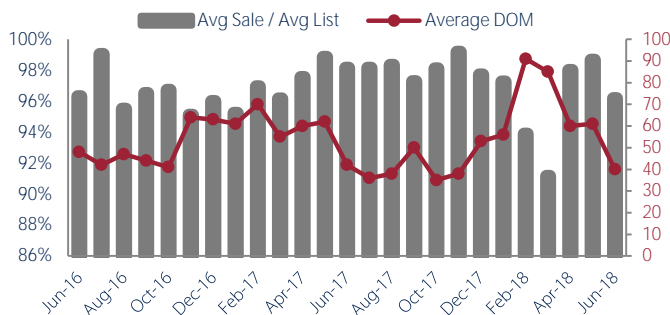
### New Listings & Current Contracts

This month there were 58 homes newly listed for sale in Chestnut Hill and Mt. Airy compared to 57 in June 2017, an increase of 2%. There were 44 current contracts pending sale this June compared to 38 a year ago. The number of current contracts is 16% higher 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 Chestnut Hill and Mt. Airy was 96.2% of the average list price, which is 2.0% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 40, lower than the average last year, which was 42, a decrease of 5%.



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