



# The Long & Foster Market Minute™

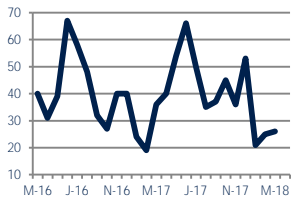
Focus On: Chestnut Hill and Mt. Airy Housing Market

March 2018

Zip Code(s): 19118 and 19119

## Units Sold

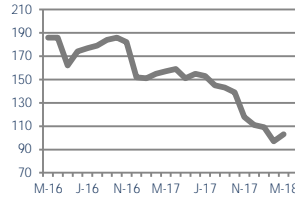
26



Down -28%  
Vs. Year Ago

## Active Inventory

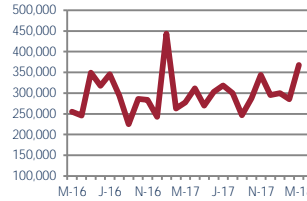
103



Down -34%  
Vs. Year Ago

## Median Sale Price

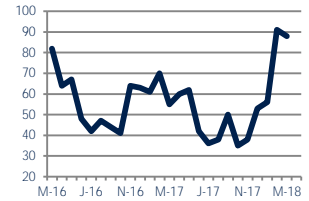
\$367,500



Up  
Vs. Year Ago

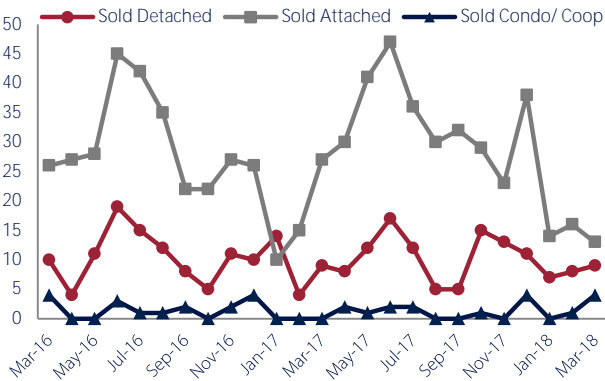
## Days On Market

88



Up  
Vs. Year Ago

## Units Sold\*



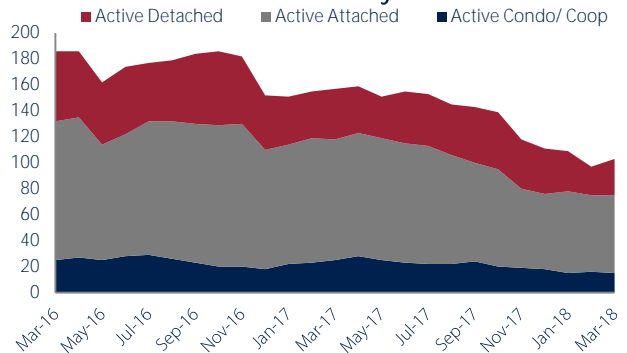
## Units Sold

There was an increase in total units sold in March, with 26 sold this month in Chestnut Hill and Mt. Airy versus 25 last month, an increase of 4%. This month's total units sold was lower than at this time last year, a decrease of 28% versus March 2017.

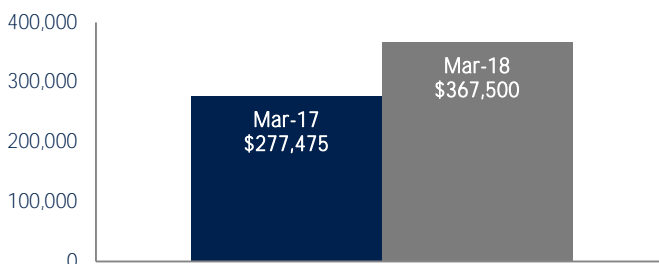
## Active Inventory

Versus last year, the total number of homes available this month is lower by 54 units or 34%. The total number of active inventory this March was 103 compared to 157 in March 2017. This month's total of 103 is higher than the previous month's total supply of available inventory of 97, an increase of 6%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last March, the median sale price for Chestnut Hill and Mt. Airy Homes was \$277,475. This March, the median sale price was \$367,500, an increase of \$90,025 compared to last year. The current median sold price is higher 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.

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



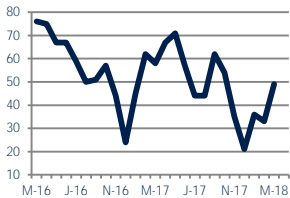
## Focus On: Chestnut Hill and Mt. Airy Housing Market

March 2018

Zip Code(s): 19118 and 19119

### New Listings

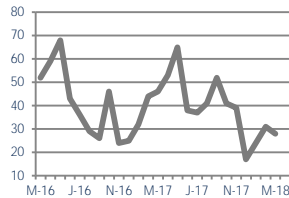
49



Down -16%  
Vs. Year Ago

### Current Contracts

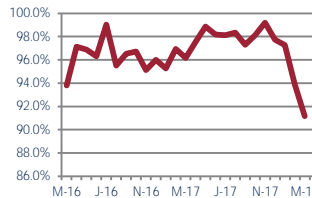
28



Down -39%  
Vs. Year Ago

### Sold Vs. List Price

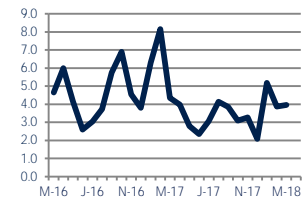
91.2%



Down  
Vs. Year Ago

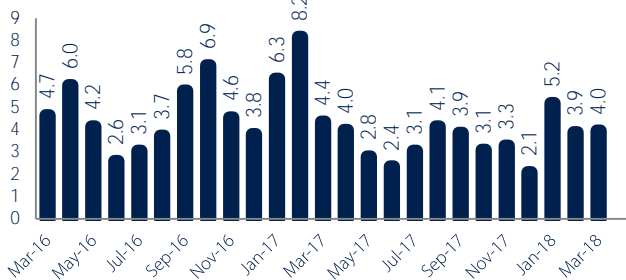
### Months of Supply

4.0



Down -9%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

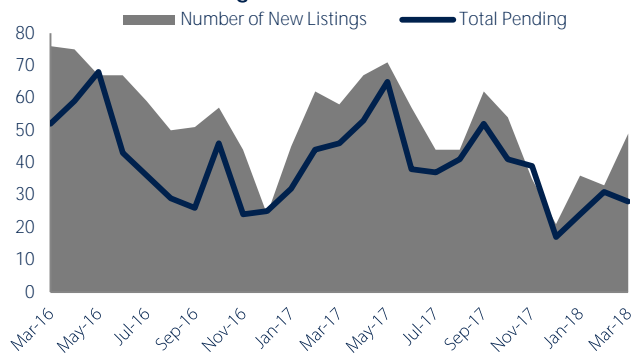
In March, there was 4.0 months of supply available in Chestnut Hill and Mt. Airy, compared to 4.4 in March 2017. That is a decrease of 9% versus a year ago.

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.

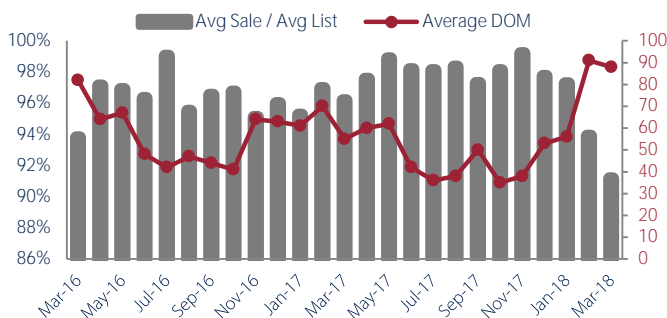
### New Listings & Current Contracts

This month there were 49 homes newly listed for sale in Chestnut Hill and Mt. Airy compared to 58 in March 2017, a decrease of 16%. There were 28 current contracts pending sale this March compared to 46 a year ago. The number of current contracts is 39% lower 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 Chestnut Hill and Mt. Airy was 91.2% of the average list price, which is lower than at this time last year.

### Days On Market

This month, the average number of days on market was 88, higher than the average last year, which was 55. This increase was impacted by the limited number of sales.

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

