



The Long & Foster Market Minute™

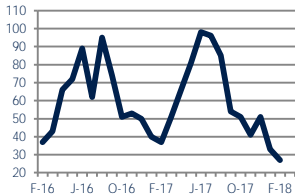
Focus On: Glenside, Oreland, Fort Washington Housing Market

February 2018

Zip Code(s): 19038, 19075, 19034, 19025 and 19031

Units Sold

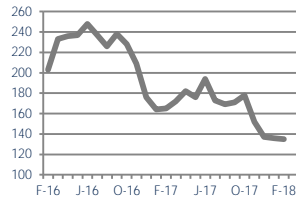
27



Down -27%
Vs. Year Ago

Active Inventory

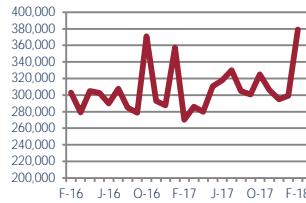
135



Down -18%
Vs. Year Ago

Median Sale Price

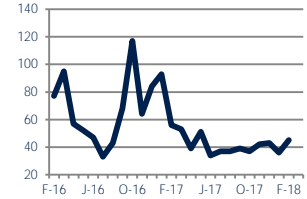
\$379,000



Up
Vs. Year Ago

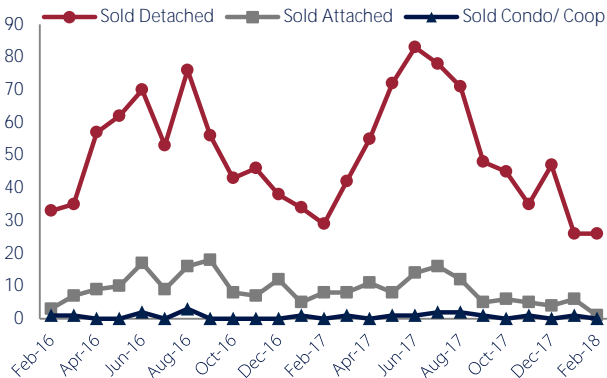
Days On Market

45



Down -20%
Vs. Year Ago

Units Sold*



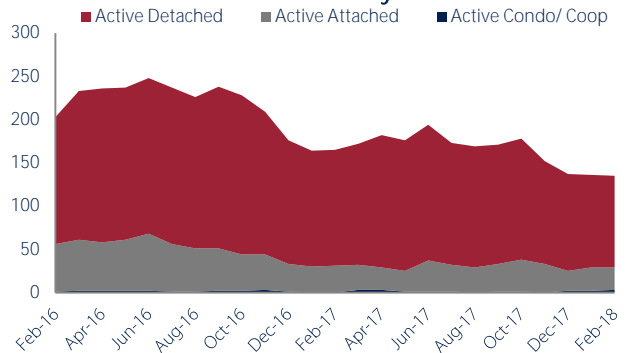
Units Sold

There was a decrease in total units sold in February, with 27 sold this month in Glenside, Oreland, Fort Washington versus 33 last month, a decrease of 18%. This month's total units sold was lower than at this time last year, a decrease of 27% versus February 2017.

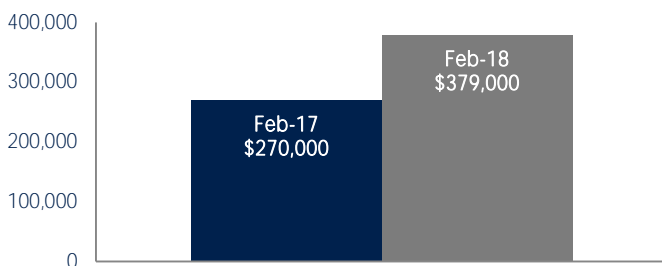
Active Inventory

Versus last year, the total number of homes available this month is lower by 30 units or 18%. The total number of active inventory this February was 135 compared to 165 in February 2017. This month's total of 135 is lower than the previous month's total supply of available inventory of 136, a decrease of 1%.

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 February, the median sale price for Glenside, Oreland, Fort Washington Homes was \$270,000. This February, the median sale price was \$379,000, an increase of \$109,000 compared to last year. The current median sold price is higher than in January. Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



Glenside, Oreland, Fort Washington are defined as properties listed in zip code/s 19038, 19075, 19034, 19025 and 19031.

*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.

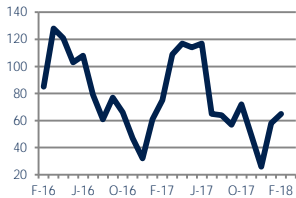
Information included in this report is based on data supplied by TREND and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of TREND or Long & Foster Real Estate, Inc.



Zip Code(s): 19038, 19075, 19034, 19025 and 19031

New Listings

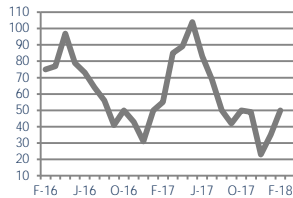
65



Down -13%
Vs. Year Ago

Current Contracts

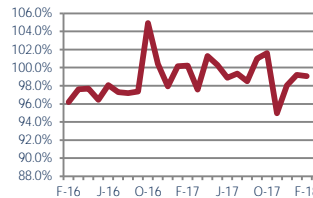
50



Down -9%
Vs. Year Ago

Sold Vs. List Price

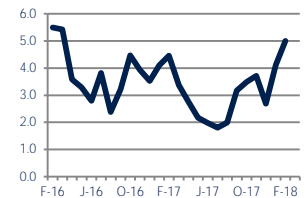
99.1%



Down -1.2%
Vs. Year Ago

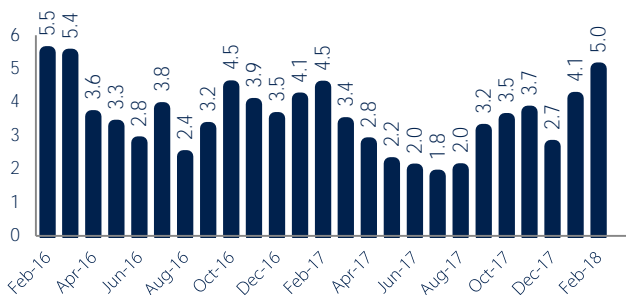
Months of Supply

5.0



Up 12%
Vs. Year Ago

Months Of Supply



Months of Supply

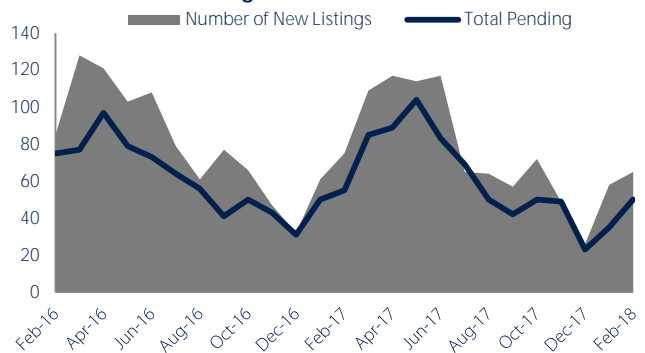
In February, there was 5.0 months of supply available in Glenside, Oreland, Fort Washington, compared to 4.5 in February 2017. That is an increase of 12% versus a year ago.

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.

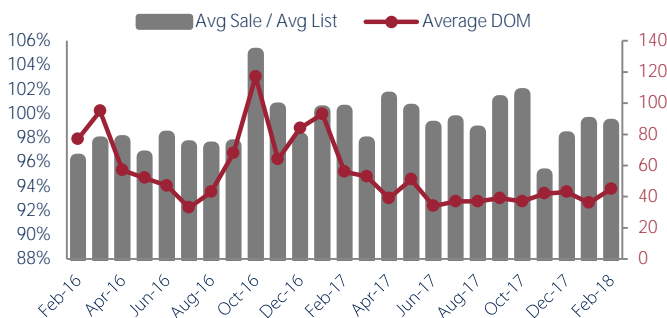
New Listings & Current Contracts

This month there were 65 homes newly listed for sale in Glenside, Oreland, Fort Washington compared to 75 in February 2017, a decrease of 13%. There were 50 current contracts pending sale this February compared to 55 a year ago. The number of current contracts is 9% lower than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Glenside, Oreland, Fort Washington was 99.1% of the average list price, which is 1.2% lower than at this time last year.

Days On Market

This month, the average number of days on market was 45, lower than the average last year, which was 56, a decrease of 20%.



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