



# The Long & Foster Market Minute™

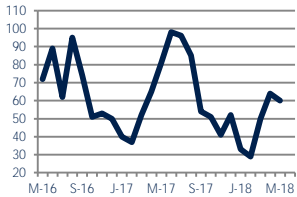
Focus On: Glenside, Oreland, Fort Washington Housing Market

May 2018

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

## Units Sold

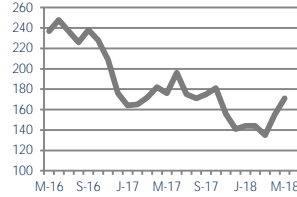
60



Down -26%  
Vs. Year Ago

## Active Inventory

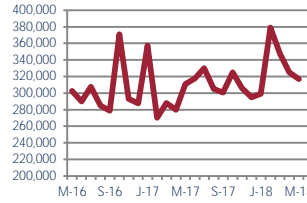
171



Down -3%  
Vs. Year Ago

## Median Sale Price

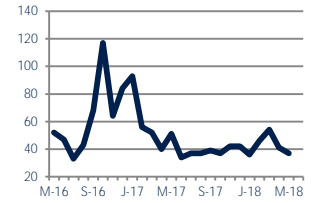
\$317,000



Up 2%  
Vs. Year Ago

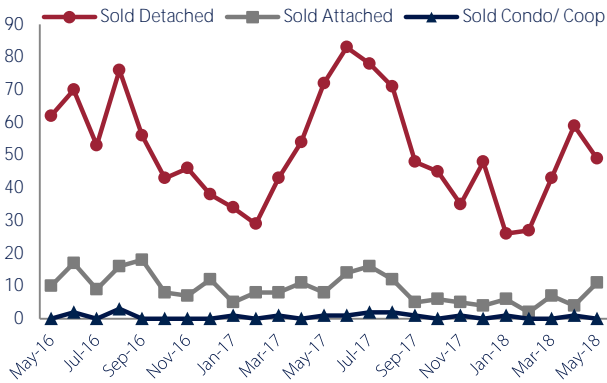
## Days On Market

37



Down -27%  
Vs. Year Ago

### Units Sold\*



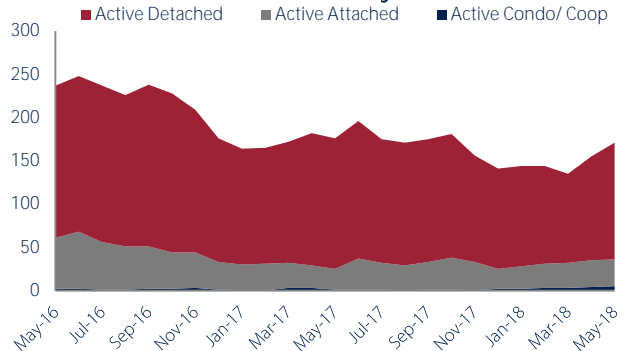
## Units Sold

There was a decrease in total units sold in May, with 60 sold this month in Glenside, Oreland, Fort Washington versus 64 last month, a decrease of 6%. This month's total units sold was lower than at this time last year, a decrease of 26% versus May 2017.

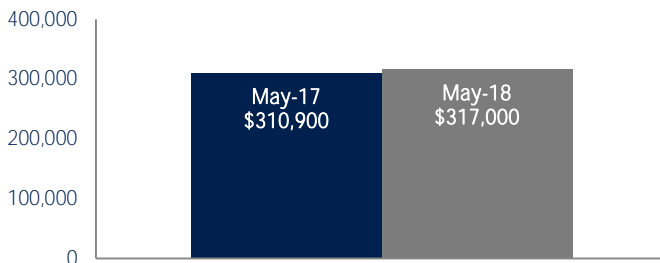
## Active Inventory

Versus last year, the total number of homes available this month is lower by 5 units or 3%. The total number of active inventory this May was 171 compared to 176 in May 2017. This month's total of 171 is higher than the previous month's total supply of available inventory of 155, an increase of 10%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last May, the median sale price for Glenside, Oreland, Fort Washington Homes was \$310,900. This May, the median sale price was \$317,000, an increase of 2% or \$6,100 compared to last year. The current median sold price is 2% lower 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.



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.



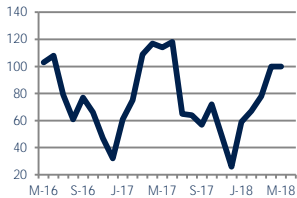
## Focus On: Glenside, Oreland, Fort Washington Housing Market

May 2018

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

### New Listings

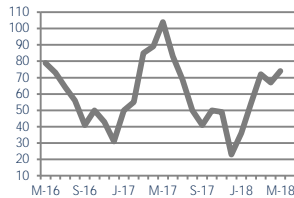
100



Down -12%  
Vs. Year Ago

### Current Contracts

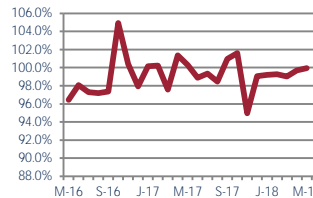
74



Down -29%  
Vs. Year Ago

### Sold Vs. List Price

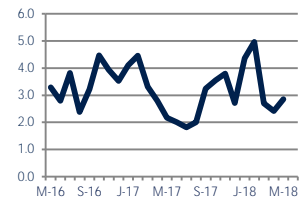
99.9%



No Change  
Vs. Year Ago

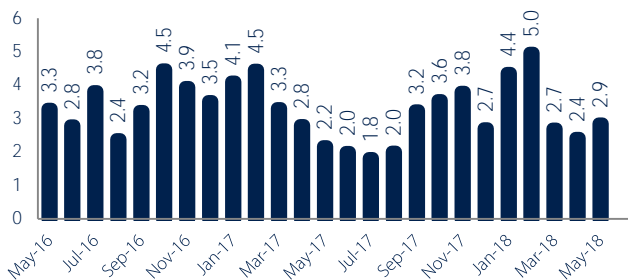
### Months of Supply

2.9



Up 31%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

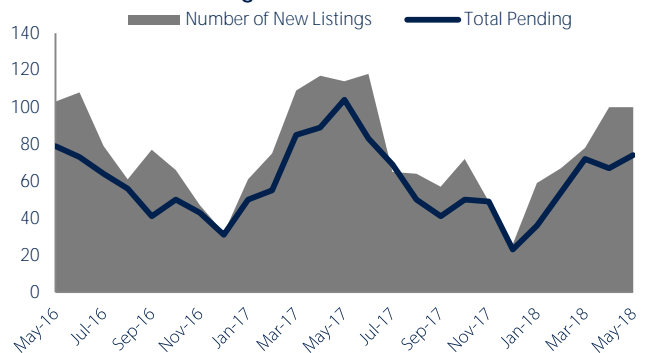
In May, there was 2.9 months of supply available in Glenside, Oreland, Fort Washington, compared to 2.2 in May 2017. That is an increase of 31% versus a year ago.

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.

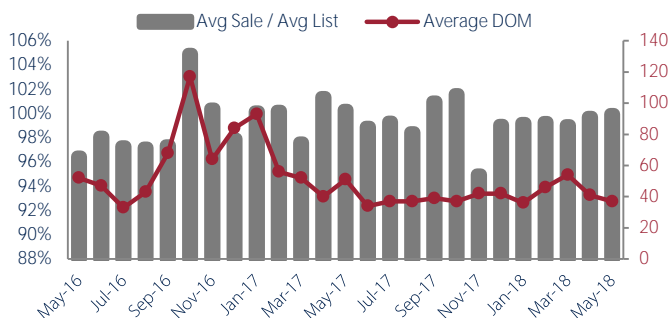
### New Listings & Current Contracts

This month there were 100 homes newly listed for sale in Glenside, Oreland, Fort Washington compared to 114 in May 2017, a decrease of 12%. There were 74 current contracts pending sale this May compared to 104 a year ago. The number of current contracts is 29% lower 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 Glenside, Oreland, Fort Washington was 99.9% of the average list price, which is similar compared to a year ago.

### Days On Market

This month, the average number of days on market was 37, lower than the average last year, which was 51, a decrease of 27%.



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