

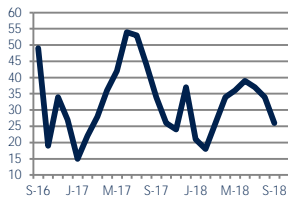
## Focus On: Glenside Housing Market

September 2018

Zip Code(s): 19038

### Units Sold

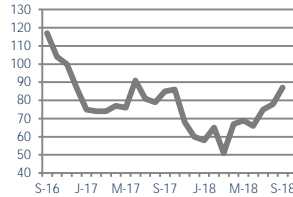
26



Down -24%  
Vs. Year Ago

### Active Inventory

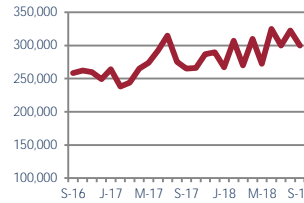
87



Up 2%  
Vs. Year Ago

### Median Sale Price

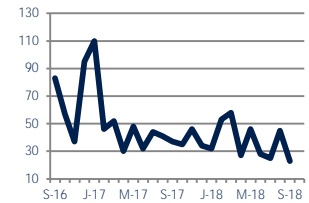
\$300,000



Up 13%  
Vs. Year Ago

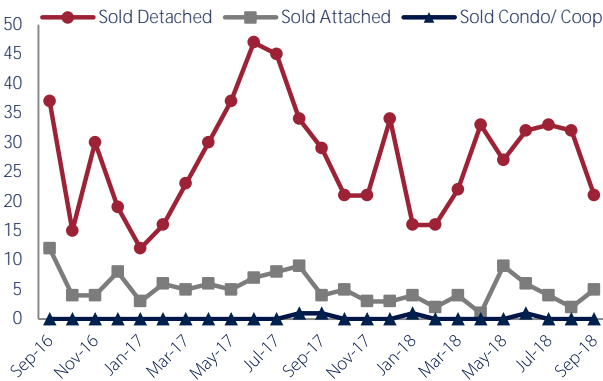
### Days On Market

23



Down -38%  
Vs. Year Ago

### Units Sold\*



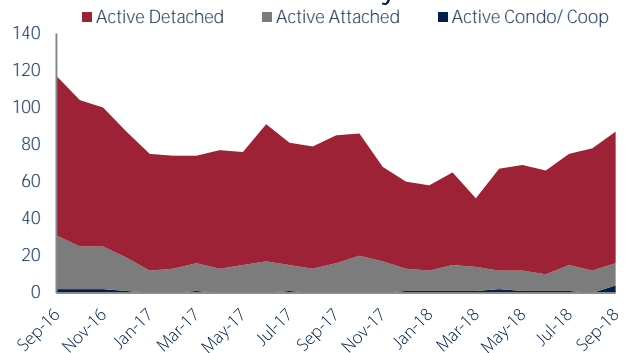
### Units Sold

There was a decrease in total units sold in September, with 26 sold this month in Glenside versus 34 last month, a decrease of 24%. This month's total units sold was lower than at this time last year, a decrease of 24% versus September 2017.

### Active Inventory

Versus last year, the total number of homes available this month is higher by 2 units or 2%. The total number of active inventory this September was 87 compared to 85 in September 2017. This month's total of 87 is higher than the previous month's total supply of available inventory of 78, an increase of 12%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last September, the median sale price for Glenside Homes was \$265,000. This September, the median sale price was \$300,000, an increase of 13% or \$35,000 compared to last year. The current median sold price is 7% lower than in August.

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



Glenside are defined as properties listed in zip code/s 19038.

\*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.



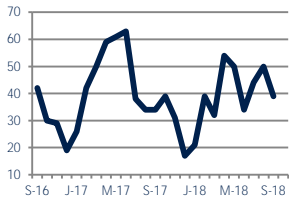
## Focus On: Glenside Housing Market

September 2018

Zip Code(s): 19038

### New Listings

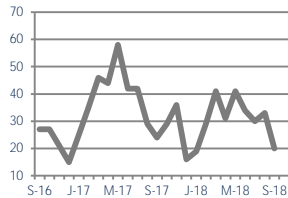
39



Up 15%  
Vs. Year Ago

### Current Contracts

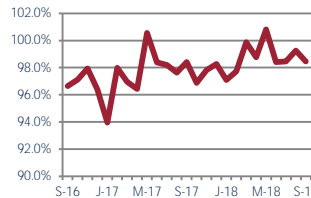
20



Down -17%  
Vs. Year Ago

### Sold Vs. List Price

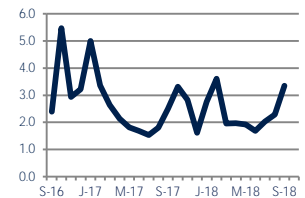
98.5%



No Change  
Vs. Year Ago

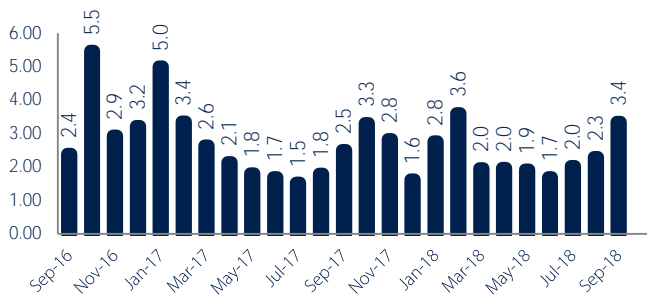
### Months of Supply

3.4



Up 34%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

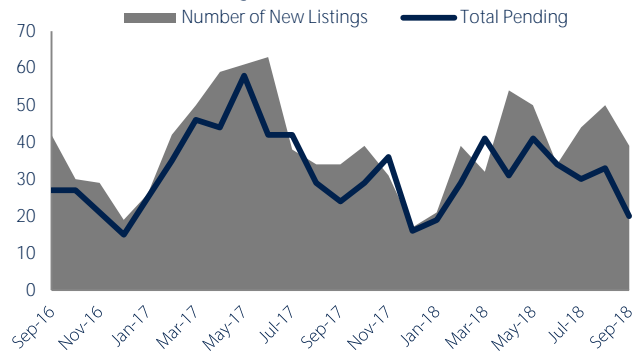
In September, there was 3.3 months of supply available in Glenside, compared to 2.5 in September 2017. That is an increase of 34% versus a year ago.

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.

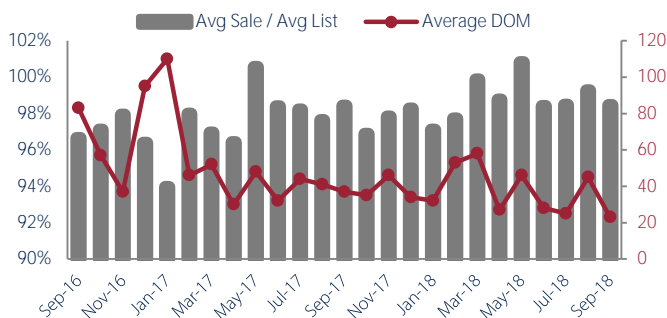
### New Listings & Current Contracts

This month there were 39 homes newly listed for sale in Glenside compared to 34 in September 2017, an increase of 15%. There were 20 current contracts pending sale this September compared to 24 a year ago. The number of current contracts is 17% lower than last September.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In September, the average sale price in Glenside was 98.5% 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 23, lower than the average last year, which was 37, a decrease of 38%.



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