



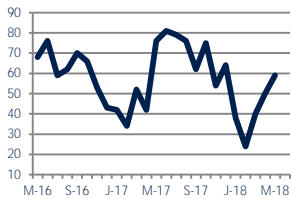
Focus On: Lansdale Housing Market

May 2018

Zip Code(s): 19446 and 19490

Units Sold

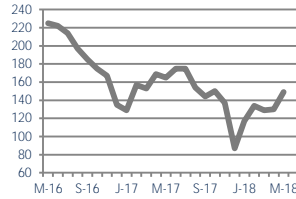
59



Down -22%
Vs. Year Ago

Active Inventory

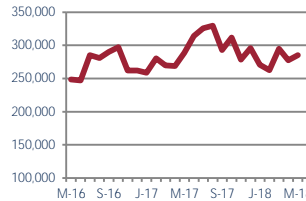
149



Down -10%
Vs. Year Ago

Median Sale Price

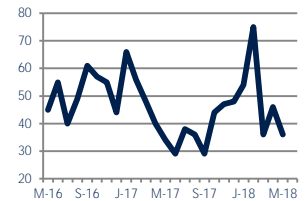
\$285,000



Down -1%
Vs. Year Ago

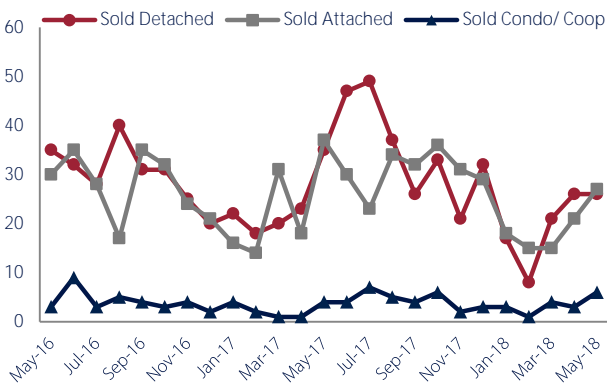
Days On Market

36



Up 6%
Vs. Year Ago

Units Sold*



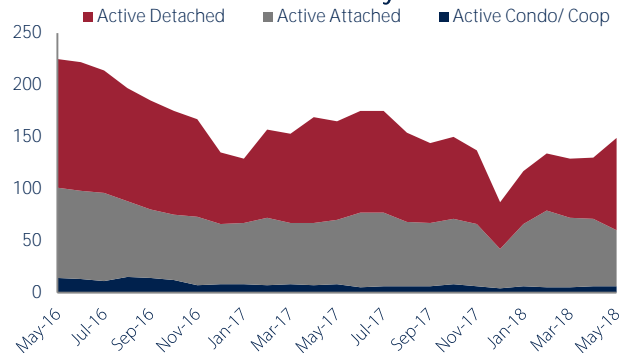
Units Sold

There was an increase in total units sold in May, with 59 sold this month in Lansdale versus 50 last month, an increase of 18%. This month's total units sold was lower than at this time last year, a decrease of 22% versus May 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 16 units or 10%. The total number of active inventory this May was 149 compared to 165 in May 2017. This month's total of 149 is higher than the previous month's total supply of available inventory of 130, an increase of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Lansdale Homes was \$288,750. This May, the median sale price was \$285,000, a decrease of 1% or \$3,750 compared to last year. The current median sold price is 3% higher 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.



Lansdale are defined as properties listed in zip code/s 19446 and 19490.

*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.



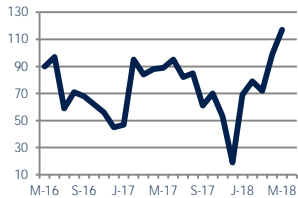
Focus On: Lansdale Housing Market

May 2018

Zip Code(s): 19446 and 19490

New Listings

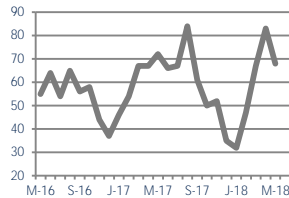
117



Up 31%
Vs. Year Ago

Current Contracts

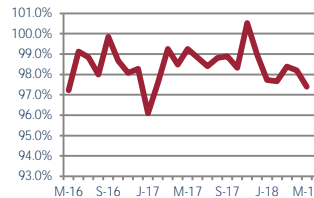
68



Down -6%
Vs. Year Ago

Sold Vs. List Price

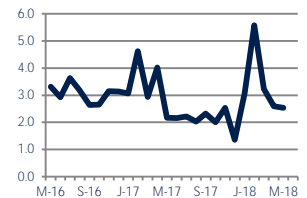
97.4%



Down -1.9%
Vs. Year Ago

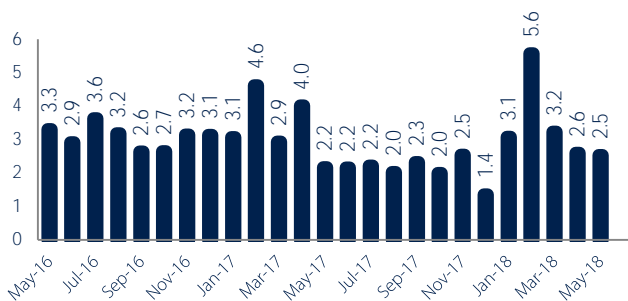
Months of Supply

2.5



Up 17%
Vs. Year Ago

Months Of Supply



Months of Supply

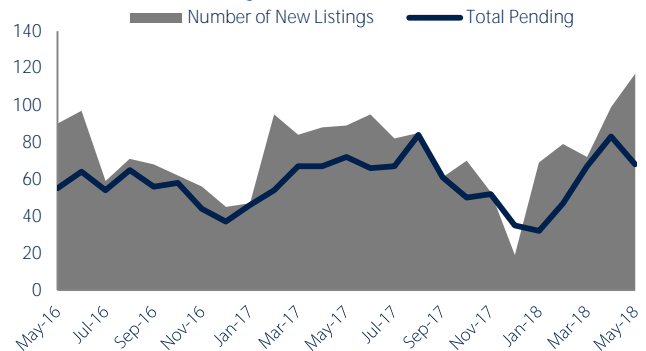
In May, there was 2.5 months of supply available in Lansdale, compared to 2.2 in May 2017. That is an increase of 16% versus a year ago.

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.

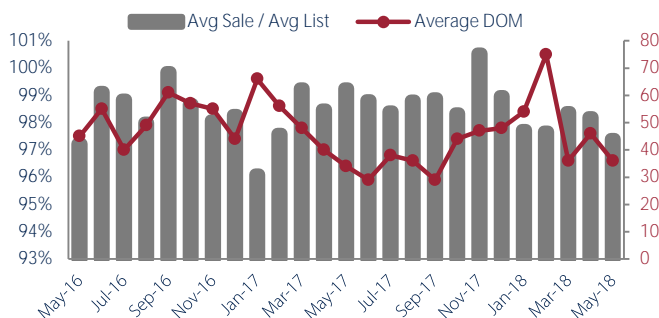
New Listings & Current Contracts

This month there were 117 homes newly listed for sale in Lansdale compared to 89 in May 2017, an increase of 31%. There were 68 current contracts pending sale this May compared to 72 a year ago. The number of current contracts is 6% 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 Lansdale was 97.4% of the average list price, which is 1.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 36, higher than the average last year, which was 34, an increase of 6%.



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