



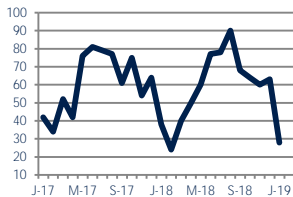
## Focus On: Lansdale Housing Market

January 2019

Zip Code(s): 19446 and 19490

### Units Sold

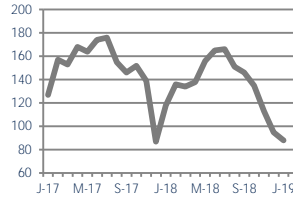
28



**Down**  
Vs. Year Ago

### Active Inventory

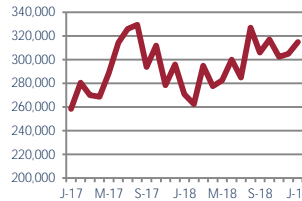
88



**Down -25%**  
Vs. Year Ago

### Median Sale Price

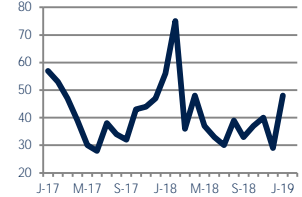
\$315,000



**Up 16%**  
Vs. Year Ago

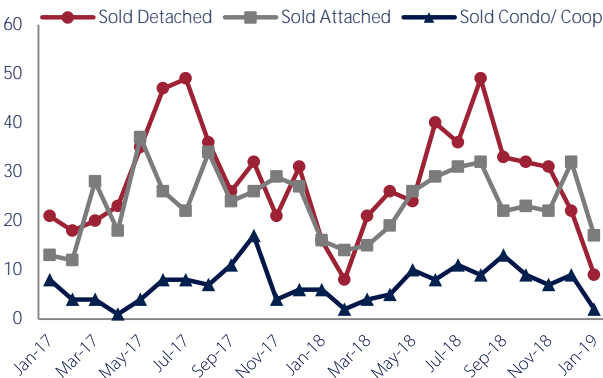
### Days On Market

48



**Down -14%**  
Vs. Year Ago

### Units Sold\*



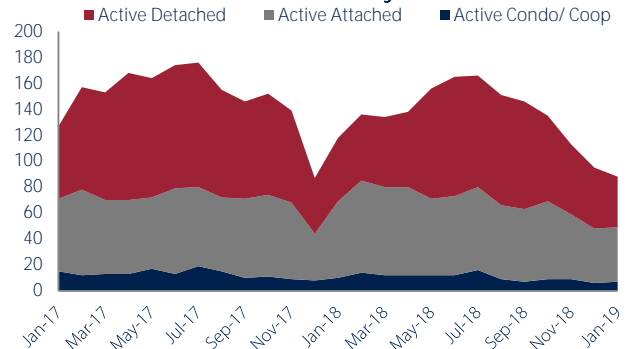
### Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 28 sold this month in Lansdale. This month's total units sold was lower than at this time last year, a decrease from January 2018.

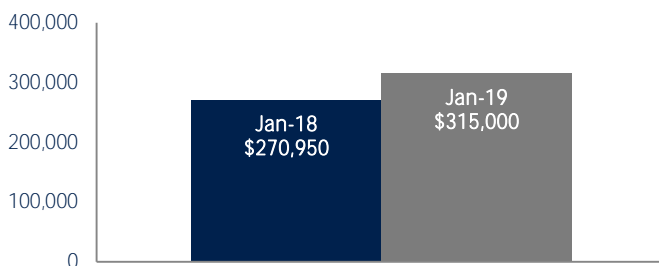
### Active Inventory

Versus last year, the total number of homes available this month is lower by 30 units or 25%. The total number of active inventory this January was 88 compared to 118 in January 2018. This month's total of 88 is lower than the previous month's total supply of available inventory of 95, a decrease of 7%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last January, the median sale price for Lansdale Homes was \$270,950. This January, the median sale price was \$315,000, an increase of 16% or \$44,050 compared to last year. The current median sold price is 3% higher than in December.

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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.



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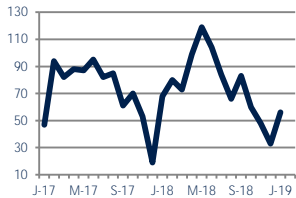
## Focus On: Lansdale Housing Market

January 2019

Zip Code(s): 19446 and 19490

### New Listings

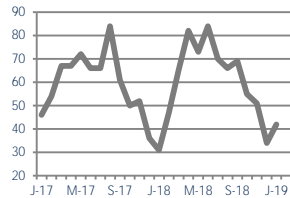
56



Down -18%  
Vs. Year Ago

### Current Contracts

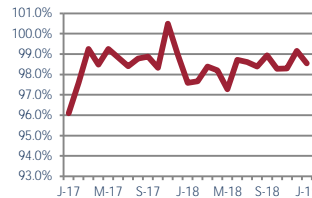
42



Up 35%  
Vs. Year Ago

### Sold Vs. List Price

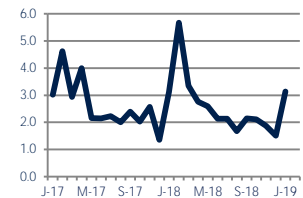
98.6%



Up 1%  
Vs. Year Ago

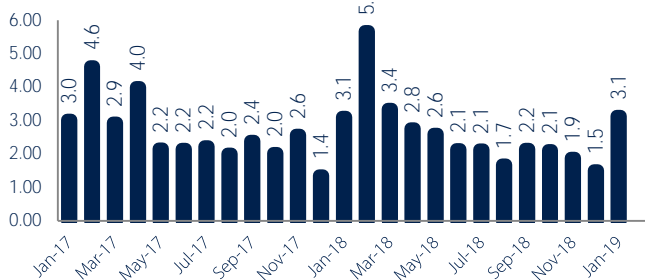
### Months of Supply

3.1



No Change  
Vs. Year Ago

### Months Of Supply



### Months of Supply

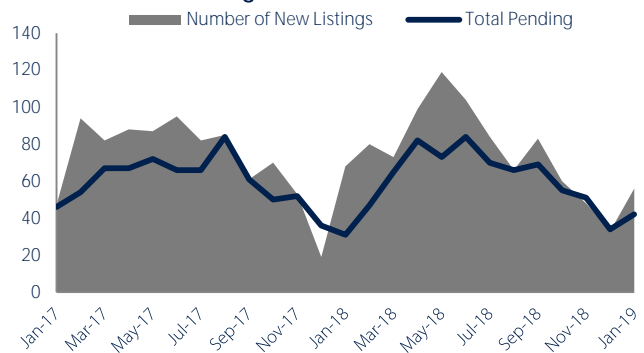
In January, there was 3.1 months of supply available in Lansdale. The amount of supply is similar compared to a year ago.

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.

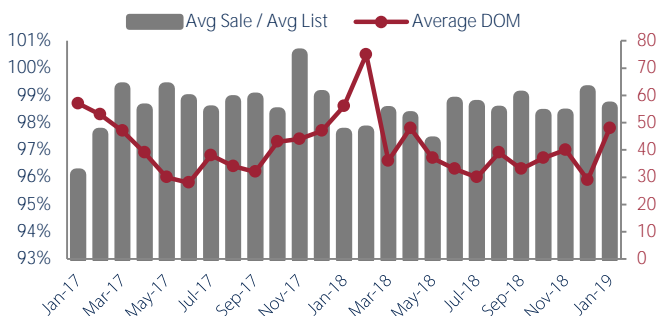
### New Listings & Current Contracts

This month there were 56 homes newly listed for sale in Lansdale compared to 68 in January 2018, a decrease of 18%. There were 42 current contracts pending sale this January compared to 31 a year ago. The number of current contracts is 35% higher than last January.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in Lansdale was 98.6% of the average list price, which is 1.0% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 48, lower than the average last year, which was 56, a decrease of 14%.



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