



The Long & Foster Market Minute™

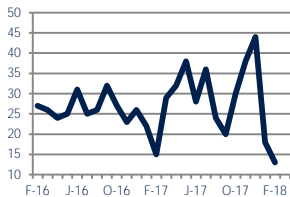
Focus On: Lansdowne and Yeadon Housing Market

February 2018

Zip Code(s): 19050

Units Sold

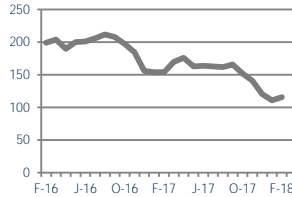
13



Down -13%
Vs. Year Ago

Active Inventory

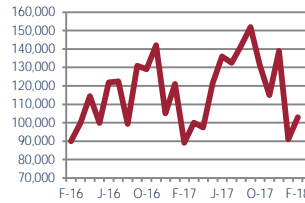
116



Down -25%
Vs. Year Ago

Median Sale Price

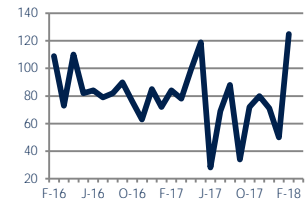
\$103,000



Up 16%
Vs. Year Ago

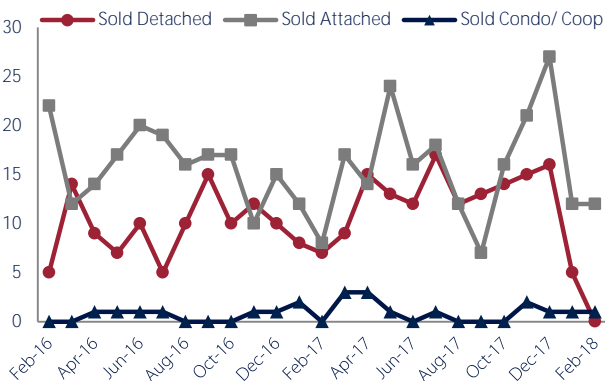
Days On Market

125



Up 49%
Vs. Year Ago

Units Sold*



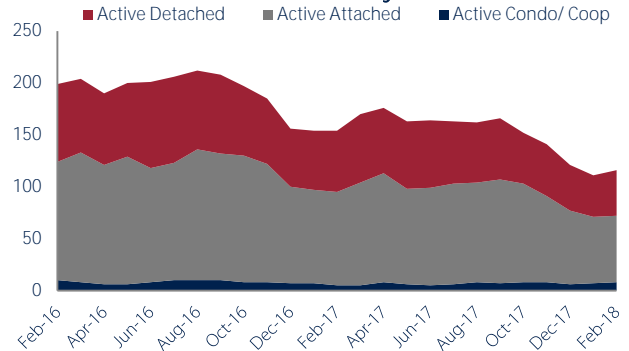
Units Sold

There was a decrease in total units sold in February, with 13 sold this month in Lansdowne and Yeadon versus 18 last month, a decrease of 28%. This month's total units sold was lower than at this time last year, a decrease of 13% versus February 2017.

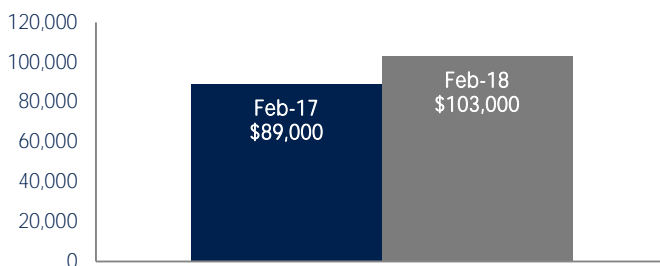
Active Inventory

Versus last year, the total number of homes available this month is lower by 38 units or 25%. The total number of active inventory this February was 116 compared to 154 in February 2017. This month's total of 116 is higher than the previous month's total supply of available inventory of 111, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Lansdowne and Yeadon Homes was \$89,000. This February, the median sale price was \$103,000, an increase of 16% or \$14,000 compared to last year. The current median sold price is 13% 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.

Lansdowne and Yeadon are defined as properties listed in zip code/s 19050.

*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.



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INTERNATIONAL REAL ESTATE



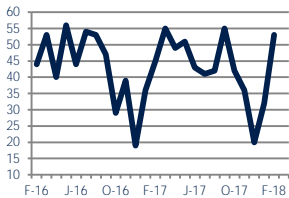
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February 2018

Zip Code(s): 19050

New Listings

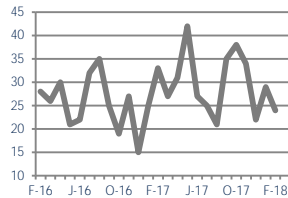
53



Up 18%
Vs. Year Ago

Current Contracts

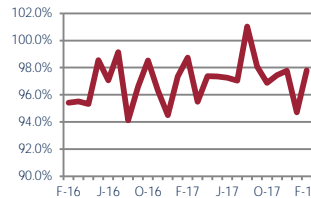
24



Down -27%
Vs. Year Ago

Sold Vs. List Price

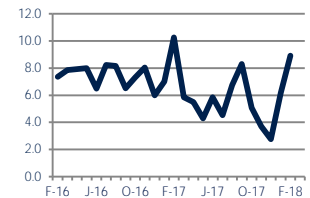
97.8%



Down -1%
Vs. Year Ago

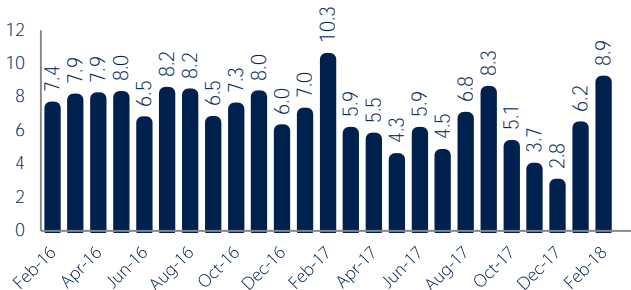
Months of Supply

8.9



Down -13%
Vs. Year Ago

Months Of Supply



Months of Supply

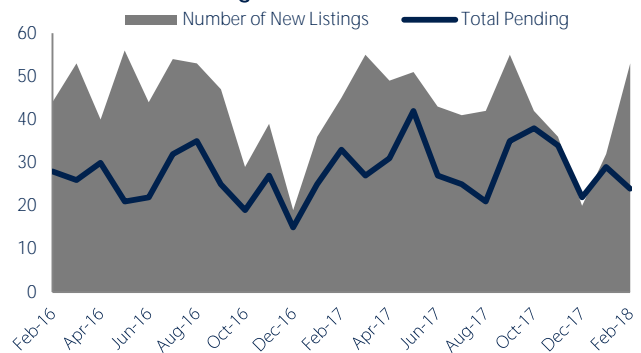
In February, there was 8.9 months of supply available in Lansdowne and Yeadon, compared to 10.3 in February 2017. That is a decrease of 13% versus a year ago.

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.

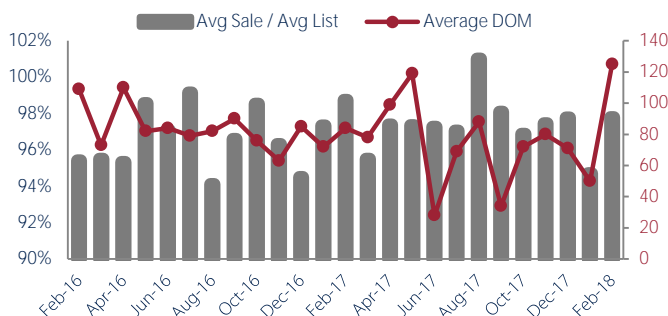
New Listings & Current Contracts

This month there were 53 homes newly listed for sale in Lansdowne and Yeadon compared to 45 in February 2017, an increase of 18%. There were 24 current contracts pending sale this February compared to 33 a year ago. The number of current contracts is 27% 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 Lansdowne and Yeadon was 97.8% of the average list price, which is 0.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 125, higher than the average last year, which was 84, an increase of 49%.



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