



The Long & Foster Market Minute™

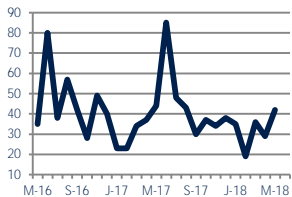
Focus On: Media Housing Market

May 2018

Zip Code(s): 19063 and 19065

Units Sold

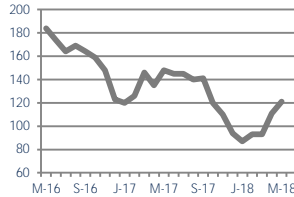
42



Down -5%
Vs. Year Ago

Active Inventory

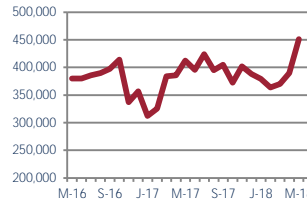
121



Down -18%
Vs. Year Ago

Median Sale Price

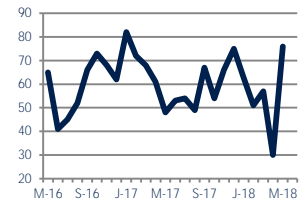
\$451,250



Up 9%
Vs. Year Ago

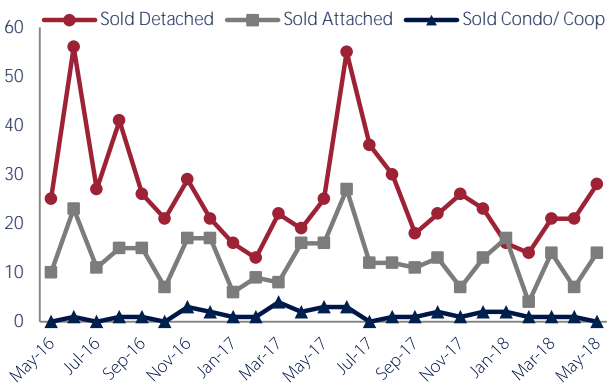
Days On Market

76



Up 58%
Vs. Year Ago

Units Sold*



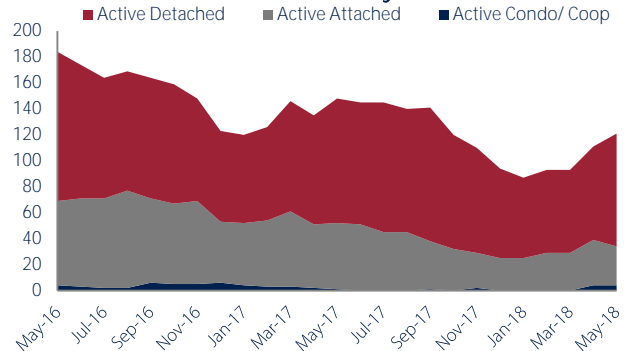
Units Sold

There was an increase in total units sold in May, with 42 sold this month in Media. This month's total units sold was lower than at this time last year.

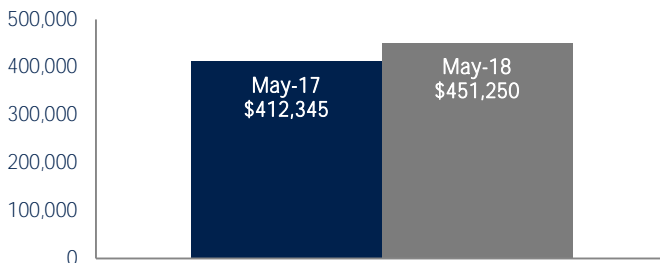
Active Inventory

Versus last year, the total number of homes available this month is lower by 27 units or 18%. The total number of active inventory this May was 121 compared to 148 in May 2017. This month's total of 121 is higher than the previous month's total supply of available inventory of 111, an increase of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Media Homes was \$412,345. This May, the median sale price was \$451,250, an increase of 9% or \$38,905 compared to last year. The current median sold price is 16% 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.



Media are defined as properties listed in zip code/s 19063 and 19065.

*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.





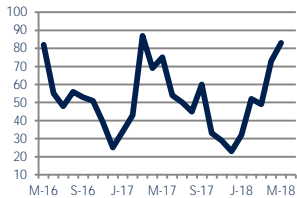
Focus On: Media Housing Market

May 2018

Zip Code(s): 19063 and 19065

New Listings

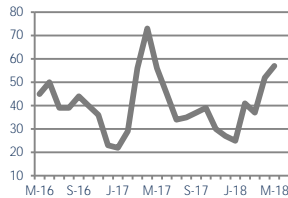
83



Up 11%
Vs. Year Ago

Current Contracts

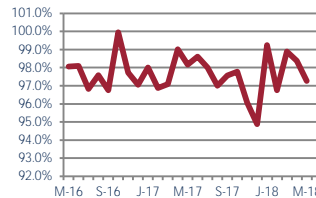
57



Up 2%
Vs. Year Ago

Sold Vs. List Price

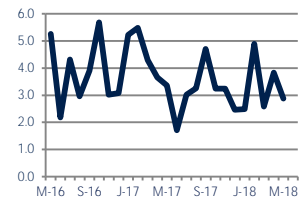
97.3%



Down -0.9%
Vs. Year Ago

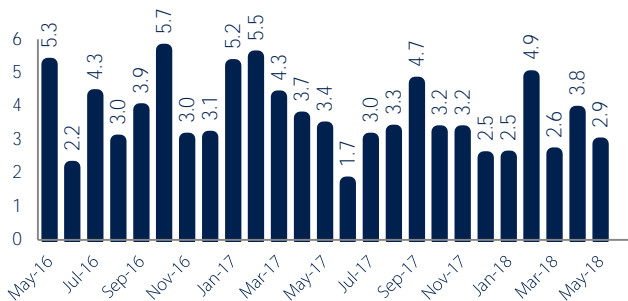
Months of Supply

2.9



Down -14%
Vs. Year Ago

Months Of Supply



Months of Supply

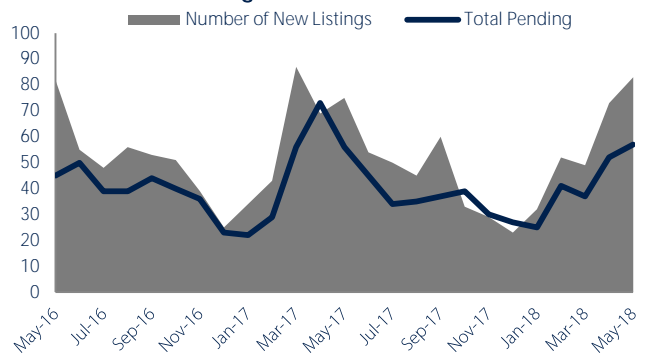
In May, there was 2.9 months of supply available in Media, compared to 3.4 in May 2017. That is a decrease of 14% versus a year ago.

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.

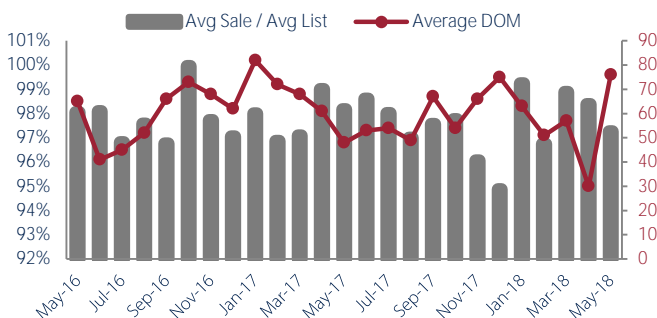
New Listings & Current Contracts

This month there were 83 homes newly listed for sale in Media compared to 75 in May 2017, an increase of 11%. There were 57 current contracts pending sale this May compared to 56 a year ago. The number of current contracts is 2% higher 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 Media was 97.3% 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 76, higher than the average last year, which was 48, an increase of 58%.



Media are defined as properties listed in zip code/s 19063 and 19065.

*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.

