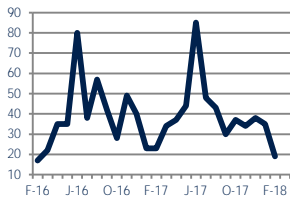




Zip Code(s): 19063 and 19065

Units Sold

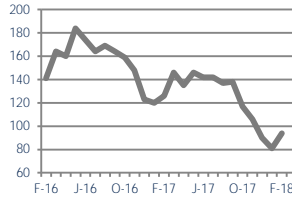
19



Down
Vs. Year Ago

Active Inventory

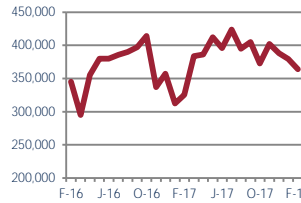
94



Down -25%
Vs. Year Ago

Median Sale Price

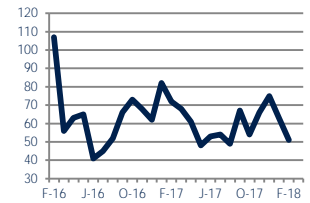
\$364,000



Up 12%
Vs. Year Ago

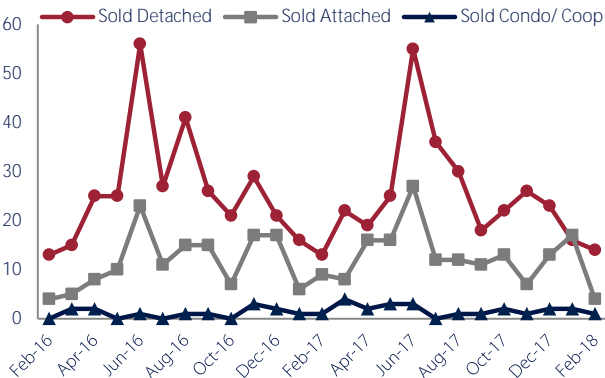
Days On Market

51



Down -29%
Vs. Year Ago

Units Sold*



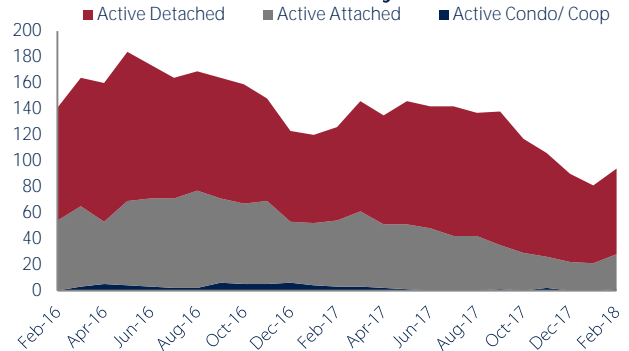
Units Sold

With relatively few transactions, there was a decrease in total units sold in February, with 19 sold this month in Media. This month's total units sold was lower than at this time last year, a decrease from February 2017.

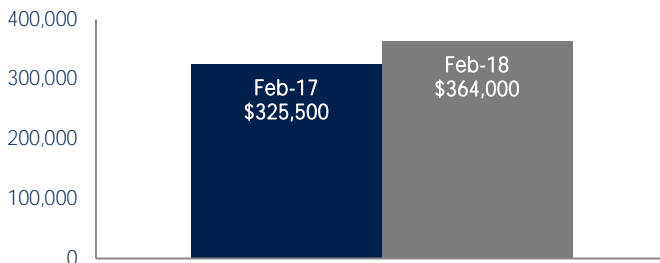
Active Inventory

Versus last year, the total number of homes available this month is lower by 32 units or 25%. The total number of active inventory this February was 94 compared to 126 in February 2017. This month's total of 94 is higher than the previous month's total supply of available inventory of 81, an increase of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Media Homes was \$325,500. This February, the median sale price was \$364,000, an increase of 12% or \$38,500 compared to last year. The current median sold price is 4% lower 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.

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.

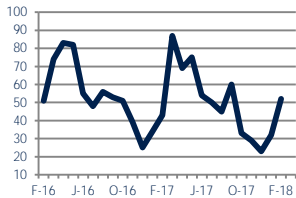




Zip Code(s): 19063 and 19065

New Listings

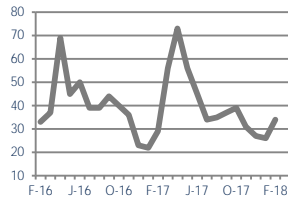
52



Up 21%
Vs. Year Ago

Current Contracts

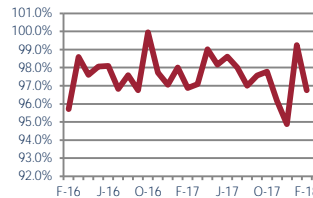
34



Up 17%
Vs. Year Ago

Sold Vs. List Price

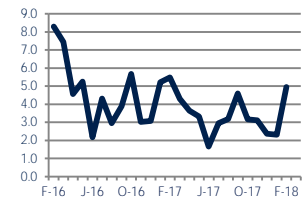
96.8%



No Change
Vs. Year Ago

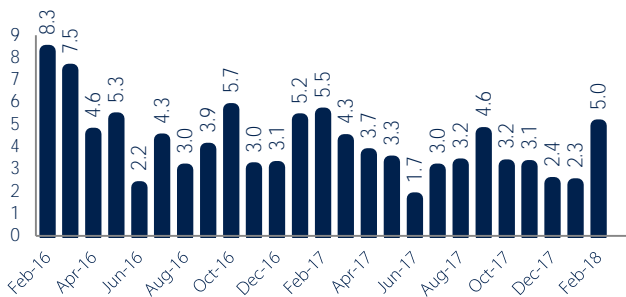
Months of Supply

5.0



Down -10%
Vs. Year Ago

Months Of Supply



Months of Supply

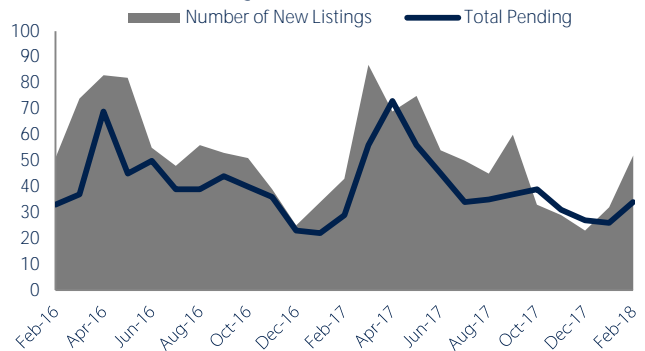
In February, there was 4.9 months of supply available in Media, compared to 5.5 in February 2017. That is a decrease of 10% versus a year ago.

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.

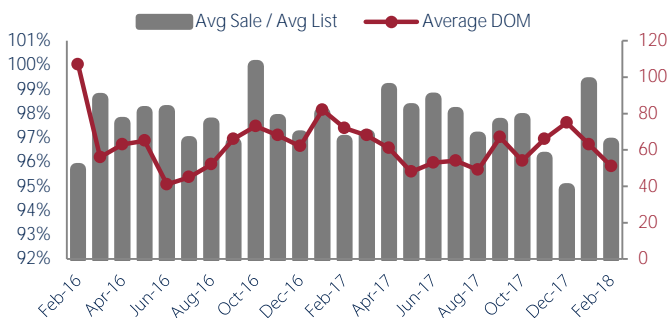
New Listings & Current Contracts

This month there were 52 homes newly listed for sale in Media compared to 43 in February 2017, an increase of 21%. There were 34 current contracts pending sale this February compared to 29 a year ago. The number of current contracts is 17% higher 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 Media was 96.8% 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 51, lower than the average last year, which was 72, a decrease of 29%.



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