

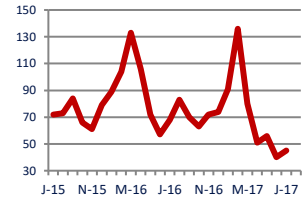
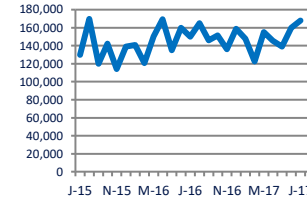
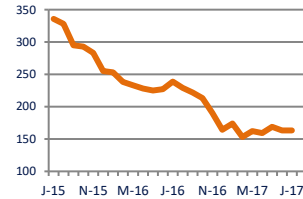
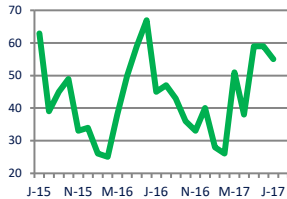


Focus On: Mt. Penn, Reiffon, and Jacksonwald Housing Market

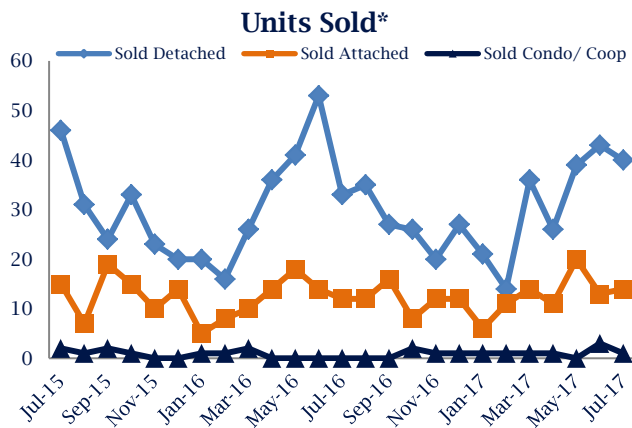
July 2017

Zip Code(s): 19606

Units Sold 55	Active Inventory 163	Median Sale Price \$168,000	Days On Market 45
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Up 22% Vs. Year Ago	Down -32% Vs. Year Ago	Up 12% Vs. Year Ago	Down -34% Vs. Year Ago
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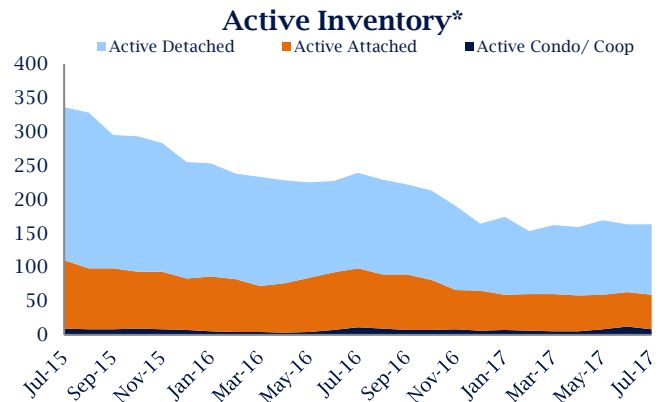


Units Sold

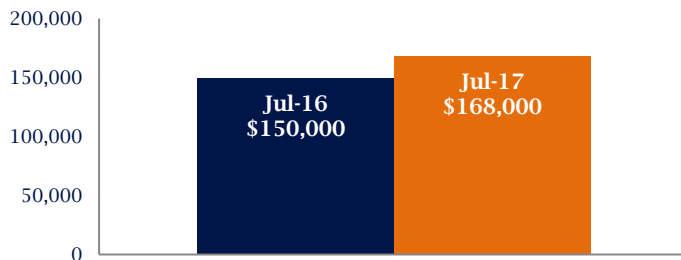
There was a decrease in total units sold in July, with 55 sold this month in Mt. Penn, Reiffon, and Jacksonwald versus 59 last month, a decrease of 7%. This month's total units sold was higher than at this time last year, an increase of 22% versus July 2016.

Active Inventory

Versus last year, the total number of homes available this month is lower by 76 units or 32%. The total number of active inventory this July was 163 compared to 239 in July 2016. This month's supply remained stable as compared to last month.



Median Sale Price



Median Sale Price

Last July, the median sale price for Mt. Penn, Reiffon, and Jacksonwald Homes was \$150,000. This July, the median sale price was \$168,000, an increase of 12% or \$18,000 compared to last year. The current median sold price is 5% higher than in June.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Mt. Penn, Reiffon, and Jacksonwald are defined as properties listed in zip code/s 19606.

*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.



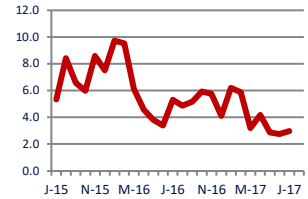
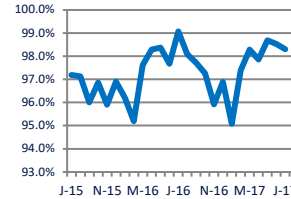
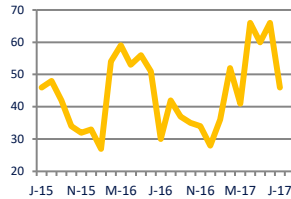
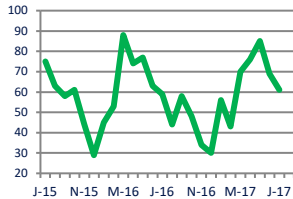


Focus On: Mt. Penn, Reiffon, and Jacksonwald Housing Market

July 2017

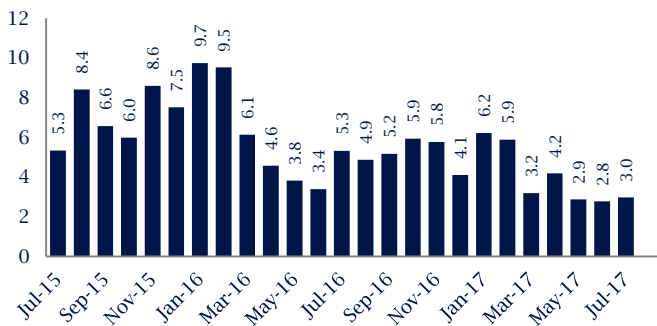
Zip Code(s): 19606

New Listings 61	Current Contracts 46	Sold Vs. List Price 98.3%	Months of Supply 3.0
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Up 3% Vs. Year Ago	Up 53% Vs. Year Ago	Down -0.8% Vs. Year Ago	Down -44% Vs. Year Ago
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Months Of Supply



Months of Supply

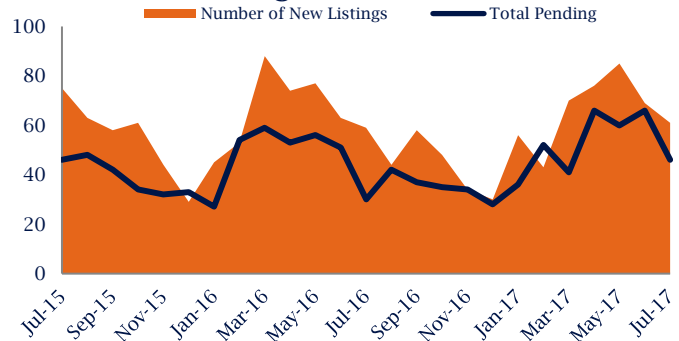
In July, there was 3.0 months of supply available in Mt. Penn, Reiffon, and Jacksonwald, compared to 5.3 in July 2016. That is a decrease of 44% versus a year ago.

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 61 homes newly listed for sale in Mt. Penn, Reiffon, and Jacksonwald compared to 59 in July 2016, an increase of 3%. There were 46 current contracts pending sale this July compared to 30 a year ago. The number of current contracts is 53% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Mt. Penn, Reiffon, and Jacksonwald was 98.3% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 45, lower than the average last year, which was 68, a decrease of 34%.

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