

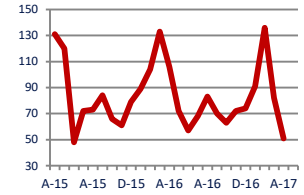
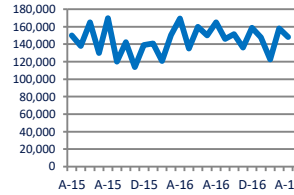
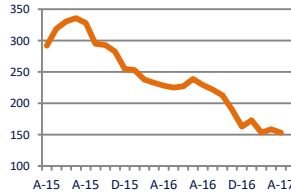
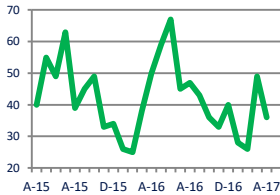


Focus On: Mt. Penn, Reiffton, and Jacksonwald Housing Market

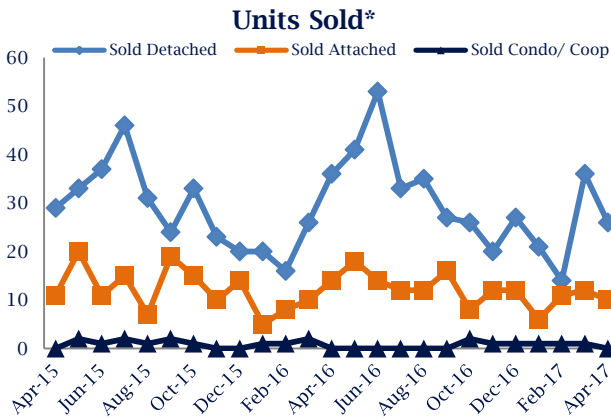
April 2017

Zip Code(s): 19606

Units Sold 36	Active Inventory 153	Median Sale Price \$148,250	Days On Market 51
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Down -28% Vs. Year Ago	Down -33% Vs. Year Ago	Down -13% Vs. Year Ago	Down Vs. Year Ago
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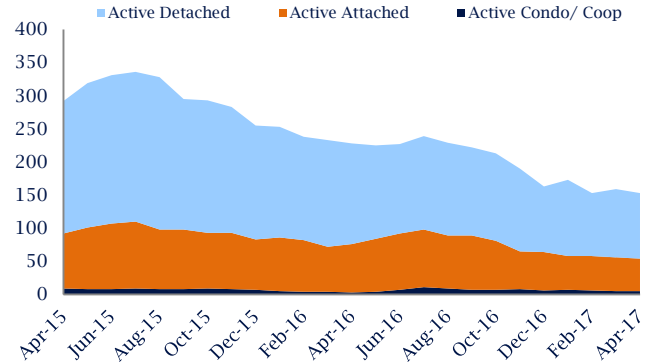
Units Sold

There was a decrease in total units sold in April, with 36 sold this month in Mt. Penn, Reiffton, and Jacksonwald versus 49 last month, a decrease of 27%. This month's total units sold was lower than at this time last year, a decrease of 28% versus April 2016.

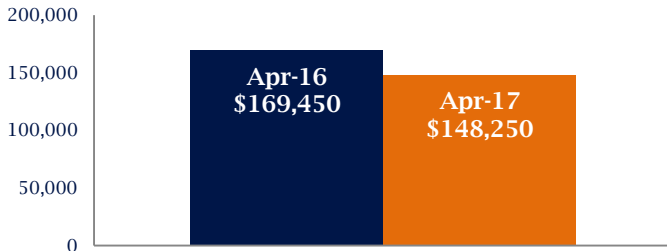
Active Inventory

Versus last year, the total number of homes available this month is lower by 75 units or 33%. The total number of active inventory this April was 153 compared to 228 in April 2016. This month's total of 153 is lower than the previous month's total supply of available inventory of 159, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Mt. Penn, Reiffton, and Jacksonwald Homes was \$169,450. This April, the median sale price was \$148,250, a decrease of 13% or \$21,200 compared to last year. The current median sold price is 6% lower than in March.

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

Mt. Penn, Reiffton, 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.



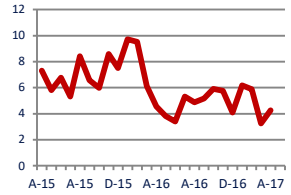
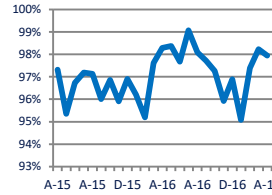
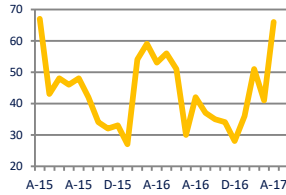
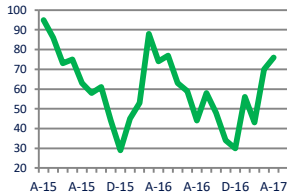


Focus On: Mt. Penn, Reiffton, and Jacksonwald Housing Market

April 2017

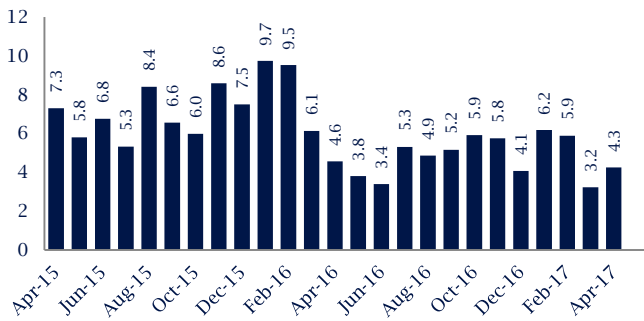
Zip Code(s): 19606

New Listings 76	Current Contracts 66	Sold Vs. List Price 97.9%	Months of Supply 4.3
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Up 3% Vs. Year Ago	Up 25% Vs. Year Ago	No Change Vs. Year Ago	Down -7% Vs. Year Ago
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Months Of Supply



Months of Supply

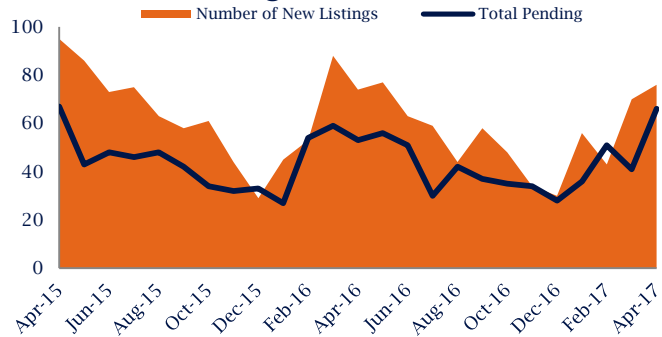
In April, there was 4.3 months of supply available in Mt. Penn, Reiffton, and Jacksonwald, compared to 4.6 in April 2016. That is a decrease of 7% versus a year ago.

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.

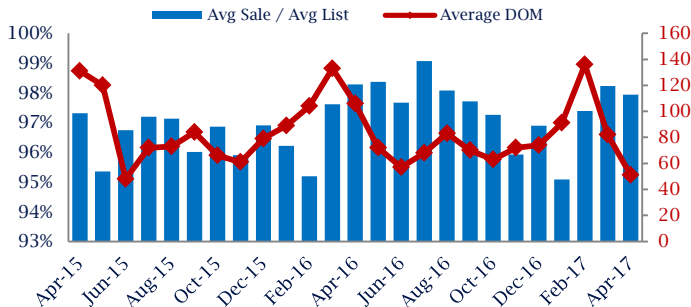
New Listings & Current Contracts

This month there were 76 homes newly listed for sale in Mt. Penn, Reiffton, and Jacksonwald compared to 74 in April 2016, an increase of 3%. There were 66 current contracts pending sale this April compared to 53 a year ago. The number of current contracts is 25% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Mt. Penn, Reiffton, and Jacksonwald was 97.9% 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 106. This decrease was impacted by the limited number of sales.

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