



The Long & Foster Market Minute™

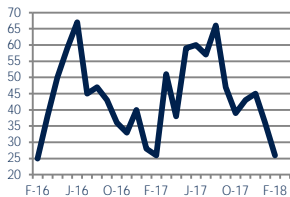
Focus On: Mt. Penn, Reiffton, and Jacksonwald Housing Market

February 2018

Zip Code(s): 19606

Units Sold

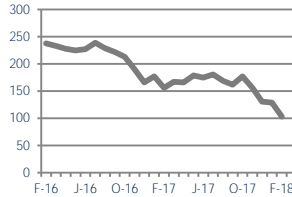
26



No Change
Vs. Year Ago

Active Inventory

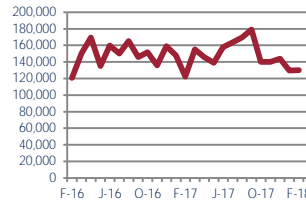
103



Down -34%
Vs. Year Ago

Median Sale Price

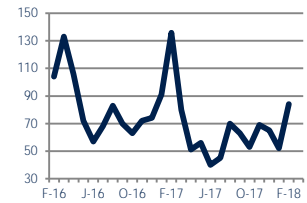
\$130,000



Up 6%
Vs. Year Ago

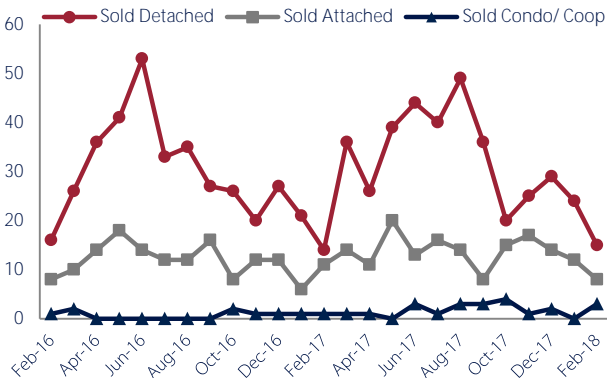
Days On Market

84



Down -38%
Vs. Year Ago

Units Sold*



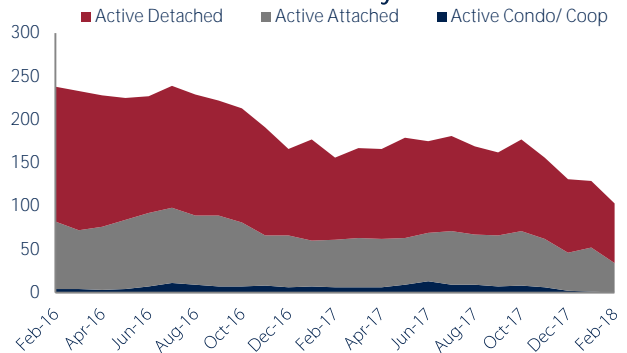
Units Sold

There was a decrease in total units sold in February, with 26 sold this month in Mt. Penn, Reiffton, and Jacksonwald, a decrease of 28%. This month's total units sold is similar compared to a year ago.

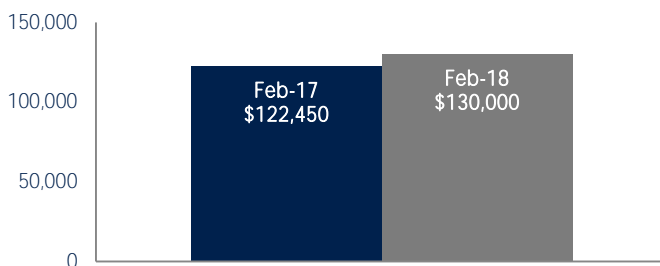
Active Inventory

Versus last year, the total number of homes available this month is lower by 53 units or 34%. The total number of active inventory this February was 103 compared to 156 in February 2017. This month's total of 103 is lower than the previous month's total supply of available inventory of 129, a decrease of 20%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Mt. Penn, Reiffton, and Jacksonwald Homes was \$122,450. This February, the median sale price was \$130,000, an increase of 6% or \$7,550 compared to last year. The current median sold price is approximately the same as the median price in January.

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.

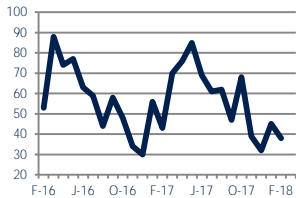
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Zip Code(s): 19606

New Listings

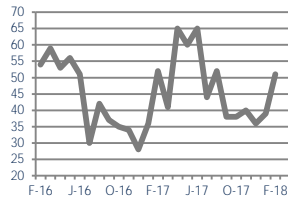
38



Down -12%
Vs. Year Ago

Current Contracts

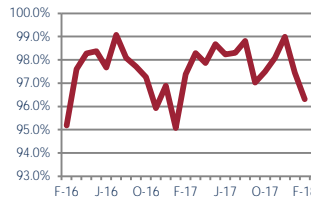
51



Down -2%
Vs. Year Ago

Sold Vs. List Price

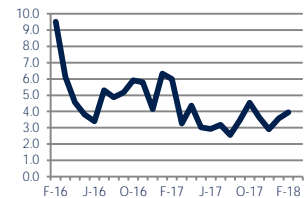
96.3%



Down -1.1%
Vs. Year Ago

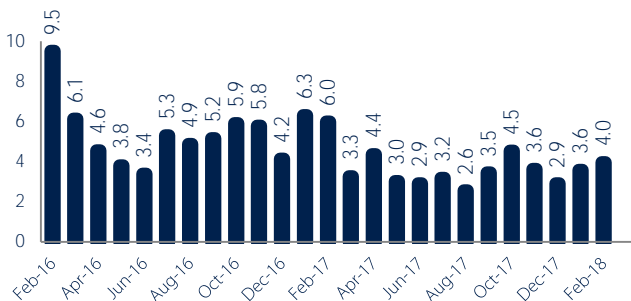
Months of Supply

4.0



Down -34%
Vs. Year Ago

Months Of Supply



Months of Supply

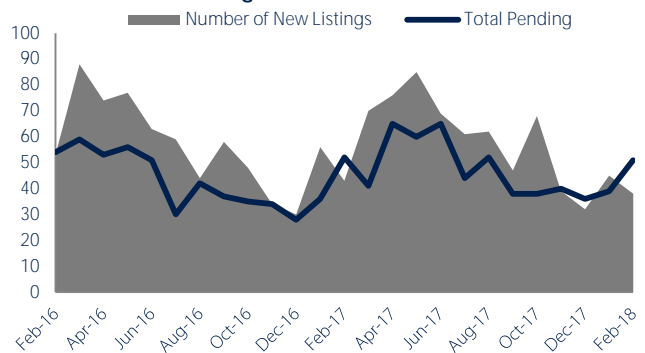
In February, there was 4.0 months of supply available in Mt. Penn, Reiffton, and Jacksonwald, compared to 6.0 in February 2017. That is a decrease of 34% versus a year ago.

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.

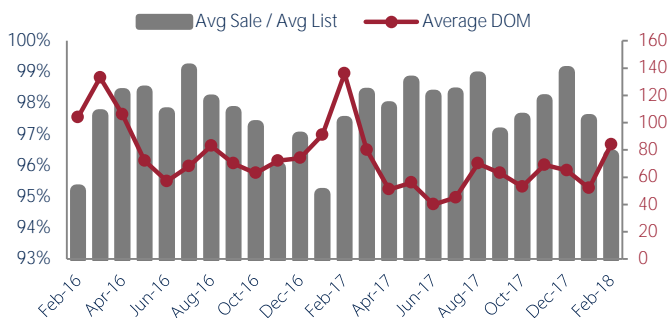
New Listings & Current Contracts

This month there were 38 homes newly listed for sale in Mt. Penn, Reiffton, and Jacksonwald compared to 43 in February 2017, a decrease of 12%. There were 51 current contracts pending sale this February compared to 52 a year ago. The number of current contracts is 2% 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 Mt. Penn, Reiffton, and Jacksonwald was 96.3% of the average list price, which is 1.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 84, lower than the average last year, which was 136, a decrease of 38%.



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