

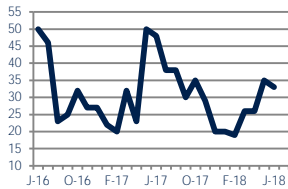


## Focus On: North Wales Housing Market

June 2018

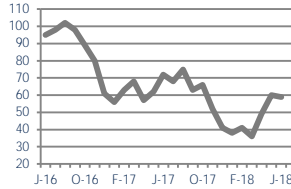
Zip Code(s): 19454 and 18936

**Units Sold**  
33



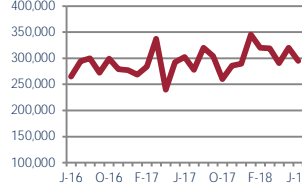
Down -31%  
Vs. Year Ago

**Active Inventory**  
59



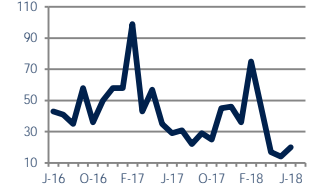
Down -18%  
Vs. Year Ago

**Median Sale Price**  
\$295,000



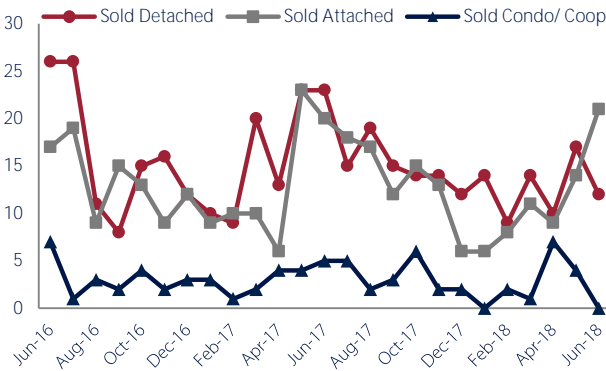
Down -2%  
Vs. Year Ago

**Days On Market**  
20



Down -31%  
Vs. Year Ago

### Units Sold\*



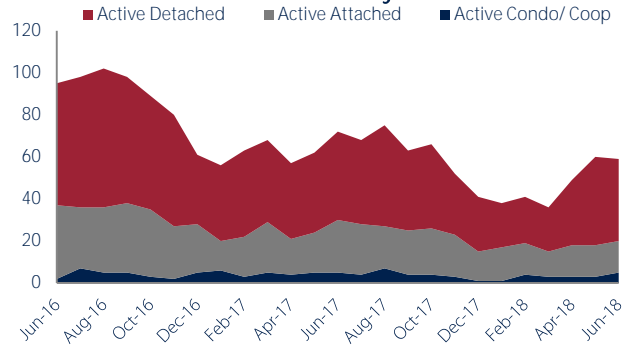
### Units Sold

There was a decrease in total units sold in June, with 33 sold this month in North Wales versus 35 last month, a decrease of 6%. This month's total units sold was lower than at this time last year, a decrease of 31% versus June 2017.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 13 units or 18%. The total number of active inventory this June was 59 compared to 72 in June 2017. This month's total of 59 is lower than the previous month's total supply of available inventory of 60, a decrease of 2%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for North Wales Homes was \$302,500. This June, the median sale price was \$295,000, a decrease of 2% or \$7,500 compared to last year. The current median sold price is 8% lower than in May.

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

North Wales are defined as properties listed in zip code/s 19454 and 18936.

\*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.



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE





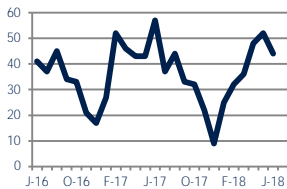
## Focus On: North Wales Housing Market

June 2018

Zip Code(s): 19454 and 18936

### New Listings

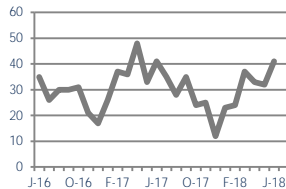
44



Down -23%  
Vs. Year Ago

### Current Contracts

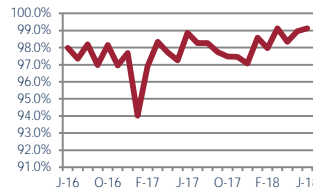
41



No Change  
Vs. Year Ago

### Sold Vs. List Price

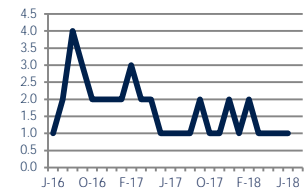
99.1%



No Change  
Vs. Year Ago

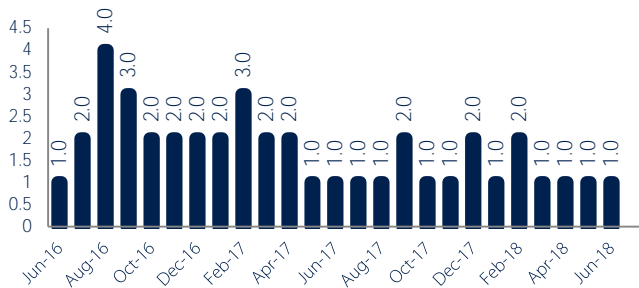
### Months of Supply

1.0



No Change  
Vs. Year Ago

### Months Of Supply



### Months of Supply

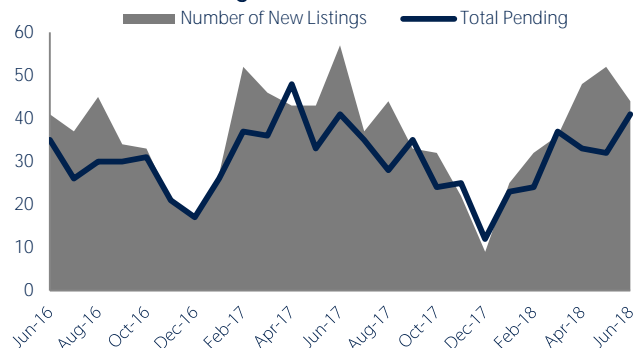
In June, there was 1.8 months of supply available in North Wales, compared to 1.5 in June 2017. That is an increase of 19% versus a year ago.

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.

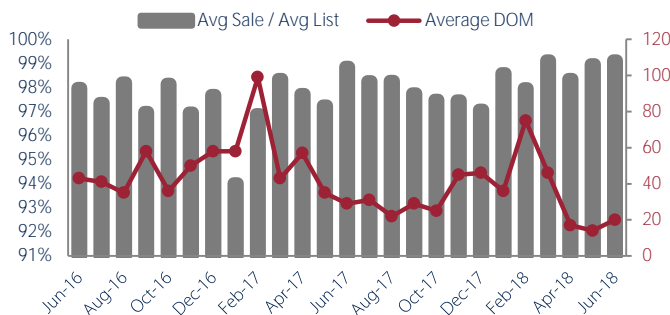
### New Listings & Current Contracts

This month there were 44 homes newly listed for sale in North Wales compared to 57 in June 2017, a decrease of 23%. There were 41 current contracts pending sale this June, consistent with the volume a year ago. The number of current contracts is 28% higher than last month.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in North Wales was 99.1% 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 20, lower than the average last year, which was 29, a decrease of 31%.



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