



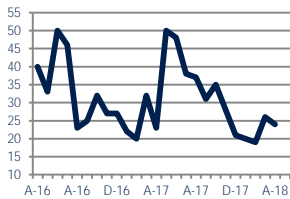
Focus On: North Wales Housing Market

April 2018

Zip Code(s): 19454 and 18936

Units Sold

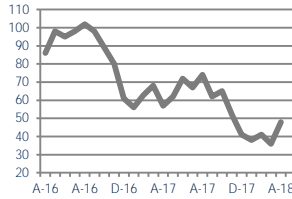
24



Up 4%
Vs. Year Ago

Active Inventory

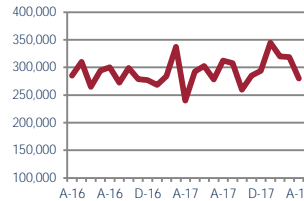
48



Down -16%
Vs. Year Ago

Median Sale Price

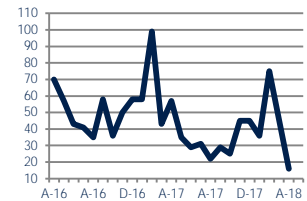
\$280,000



Up 17%
Vs. Year Ago

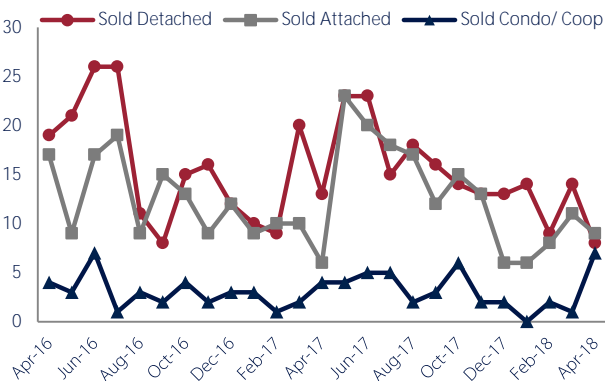
Days On Market

16



Down
Vs. Year Ago

Units Sold*



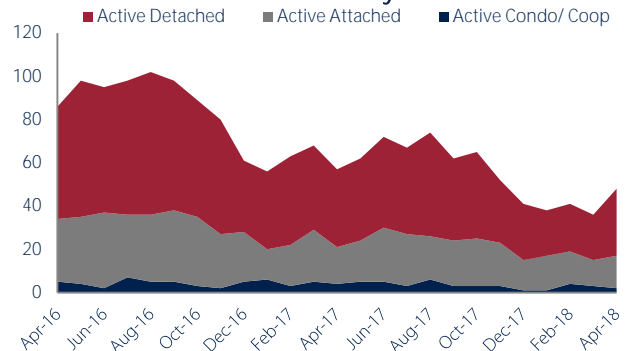
Units Sold

There was a decrease in total units sold in April, with 24 sold this month in North Wales versus 26 last month, a decrease of 8%. This month's total units sold was higher than at this time last year, an increase of 4% versus April 2017.

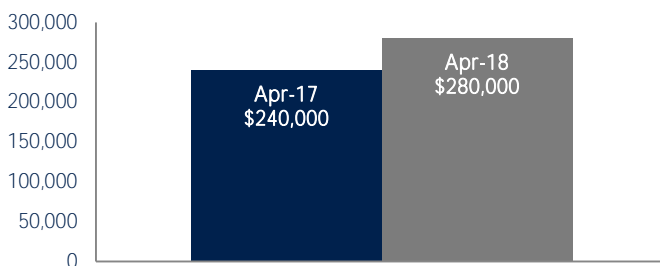
Active Inventory

Versus last year, the total number of homes available this month is lower by 9 units or 16%. The total number of active inventory this April was 48 compared to 57 in April 2017. This month's total of 48 is higher than the previous month's total supply of available inventory of 36, an increase of 33%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for North Wales Homes was \$240,000. This April, the median sale price was \$280,000, an increase of 17% or \$40,000 compared to last year. The current median sold price is 12% 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.



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.



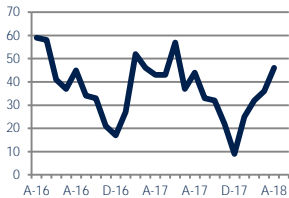
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April 2018

Zip Code(s): 19454 and 18936

New Listings

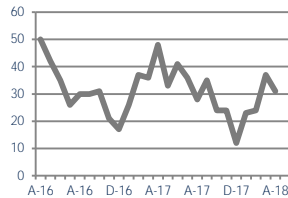
46



Up 7%
Vs. Year Ago

Current Contracts

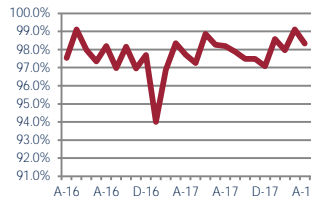
31



Down -35%
Vs. Year Ago

Sold Vs. List Price

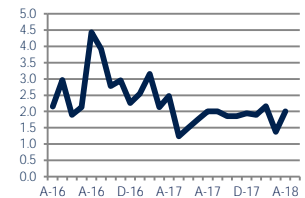
98.3%



Up 0.6%
Vs. Year Ago

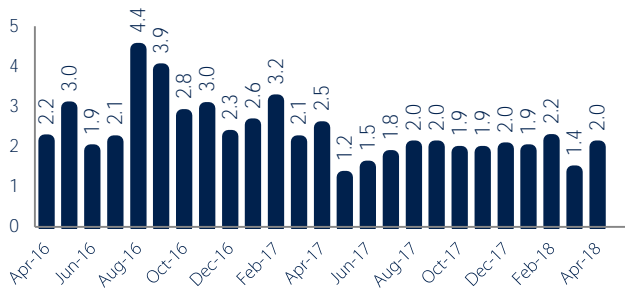
Months of Supply

2.0



Down -19%
Vs. Year Ago

Months Of Supply



Months of Supply

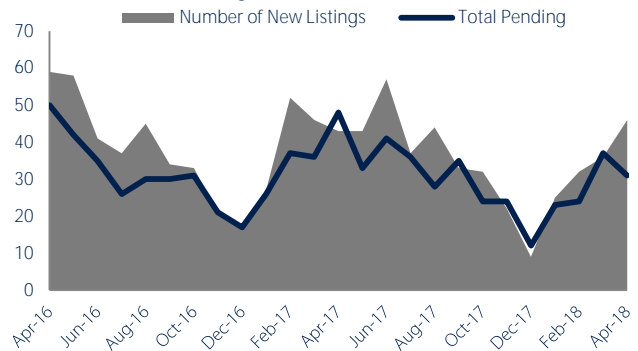
In April, there was 2.0 months of supply available in North Wales, compared to 2.5 in April 2017. That is a decrease of 19% versus a year ago.

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.

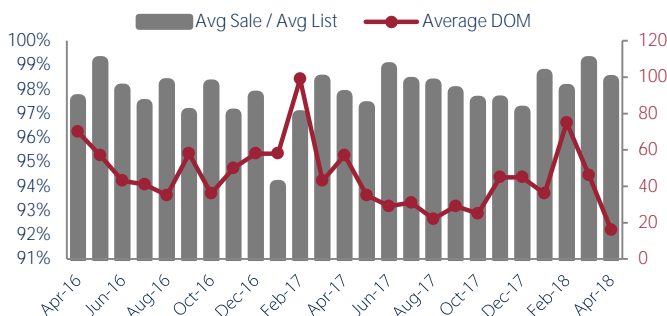
New Listings & Current Contracts

This month there were 46 homes newly listed for sale in North Wales compared to 43 in April 2017, an increase of 7%. There were 31 current contracts pending sale this April compared to 48 a year ago. The number of current contracts is 35% lower 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 North Wales was 98.3% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 16, lower than the average last year, which was 57. This decrease was impacted by the limited number of sales.

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