



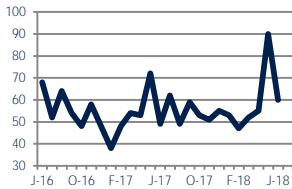
The Long & Foster Market Minute™

Focus On: Olney, Logan, and Fern Rock Housing Market

June 2018

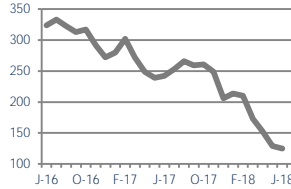
Zip Code(s): 19141 and 19120

Units Sold
60



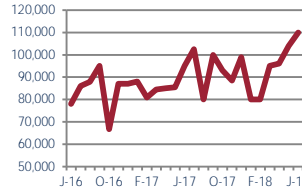
Up 22%
Vs. Year Ago

Active Inventory
125



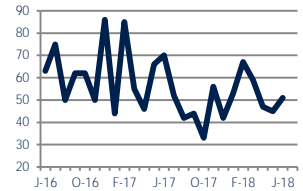
Down -48%
Vs. Year Ago

Median Sale Price
\$110,000



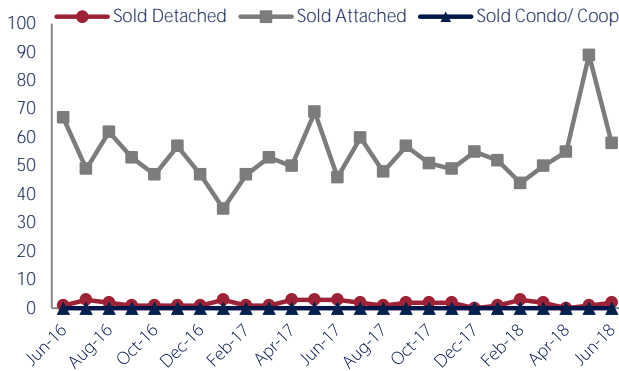
Up 16%
Vs. Year Ago

Days On Market
51



Down -27%
Vs. Year Ago

Units Sold*



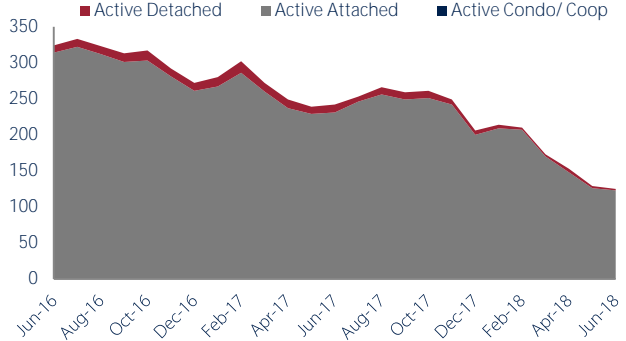
Units Sold

There was a decrease in total units sold in June, with 60 sold this month in Olney, Logan, and Fern Rock versus 90 last month, a decrease of 33%. This month's total units sold was higher than at this time last year, an increase of 22% versus June 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 117 units or 48%. The total number of active inventory this June was 125 compared to 242 in June 2017. This month's total of 125 is lower than the previous month's total supply of available inventory of 129, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Olney, Logan, and Fern Rock Homes was \$95,000. This June, the median sale price was \$110,000, an increase of 16% or \$15,000 compared to last year. The current median sold price is 6% higher 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.

Olney, Logan, and Fern Rock are defined as properties listed in zip code/s 19141 and 19120.

*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

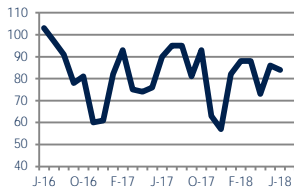




Zip Code(s): 19141 and 19120

New Listings

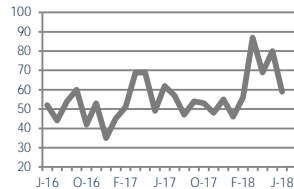
84



Down -7%
Vs. Year Ago

Current Contracts

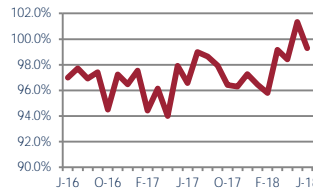
59



Down -5%
Vs. Year Ago

Sold Vs. List Price

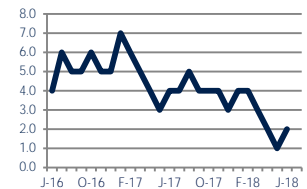
99.3%



Up 2.8%
Vs. Year Ago

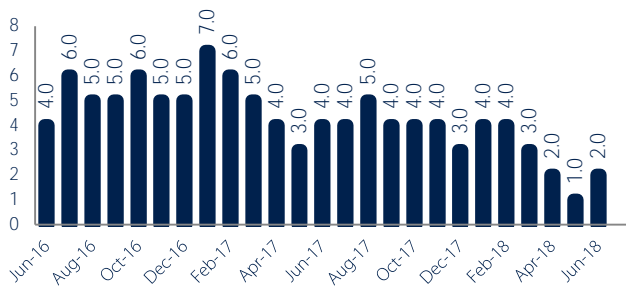
Months of Supply

2.0



Down -50%
Vs. Year Ago

Months Of Supply



Months of Supply

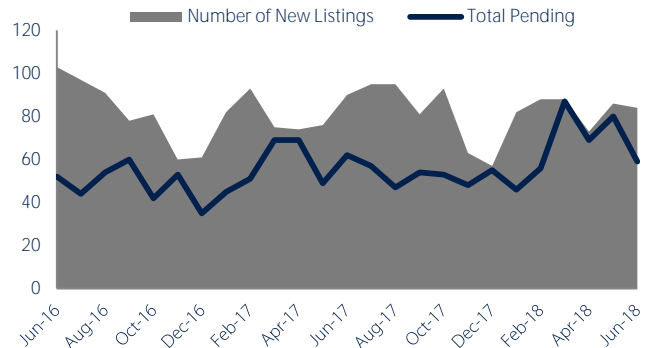
In June, there was 2.1 months of supply available in Olney, Logan, and Fern Rock, compared to 4.9 in June 2017. That is a decrease of 58% versus a year ago.

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.

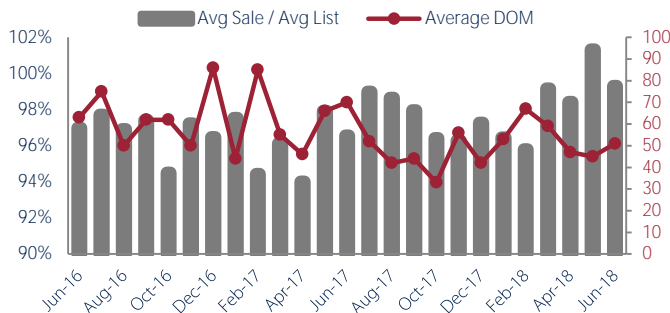
New Listings & Current Contracts

This month there were 84 homes newly listed for sale in Olney, Logan, and Fern Rock compared to 90 in June 2017, a decrease of 7%. There were 59 current contracts pending sale this June compared to 62 a year ago. The number of current contracts is 5% lower than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Olney, Logan, and Fern Rock was 99.3% of the average list price, which is 2.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 51, lower than the average last year, which was 70, a decrease of 27%.



Olney, Logan, and Fern Rock are defined as properties listed in zip code/s 19141 and 19120.

*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 TRiND 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 TRiND or Long & Foster Real Estate, Inc.

