

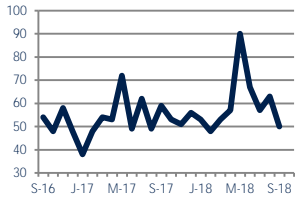
Focus On: Olney, Logan, and Fern Rock Housing Market

September 2018

Zip Code(s): 19141 and 19120

Units Sold

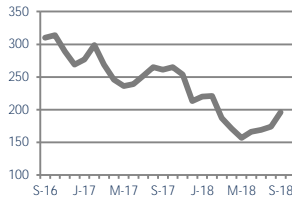
50



Down -15%
Vs. Year Ago

Active Inventory

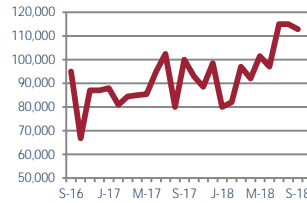
196



Down -25%
Vs. Year Ago

Median Sale Price

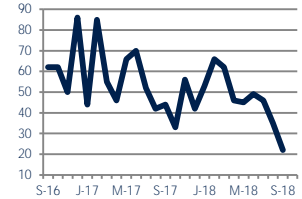
\$112,900



Up 13%
Vs. Year Ago

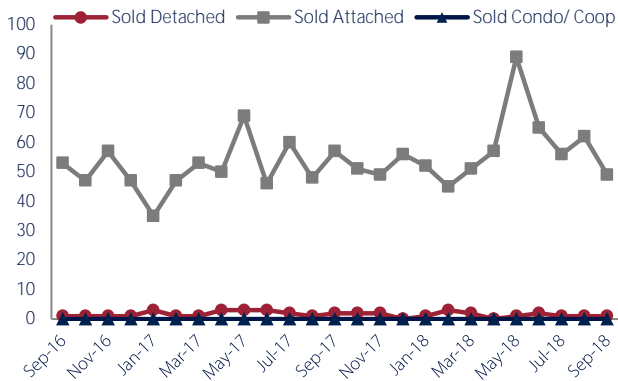
Days On Market

22



Down -50%
Vs. Year Ago

Units Sold*



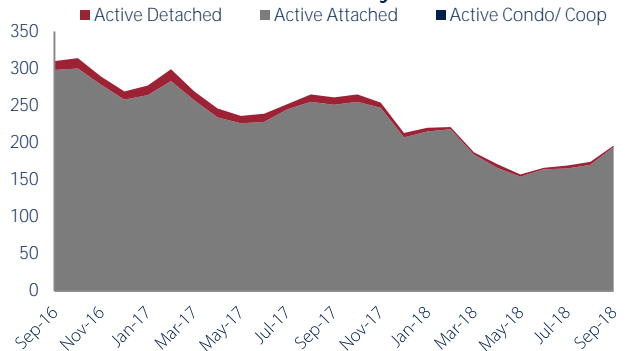
Units Sold

There was a decrease in total units sold in September, with 50 sold this month in Olney, Logan, and Fern Rock versus 63 last month, a decrease of 21%. This month's total units sold was lower than at this time last year, a decrease of 15% versus September 2017.

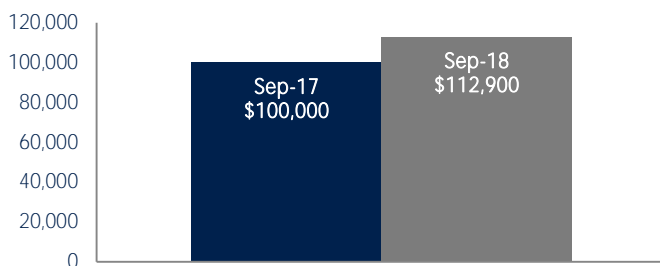
Active Inventory

Versus last year, the total number of homes available this month is lower by 65 units or 25%. The total number of active inventory this September was 196 compared to 261 in September 2017. This month's total of 196 is higher than the previous month's total supply of available inventory of 174, an increase of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Olney, Logan, and Fern Rock Homes was \$100,000. This September, the median sale price was \$112,900, an increase of 13% or \$12,900 compared to last year. The current median sold price is 2% lower than in August.

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.



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INTERNATIONAL REAL ESTATE





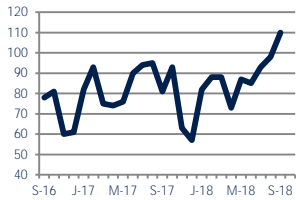
Focus On: Olney, Logan, and Fern Rock Housing Market

September 2018

Zip Code(s): 19141 and 19120

New Listings

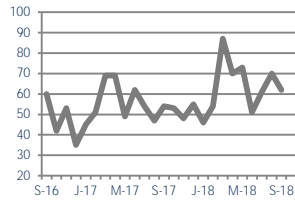
110



Up 36%
Vs. Year Ago

Current Contracts

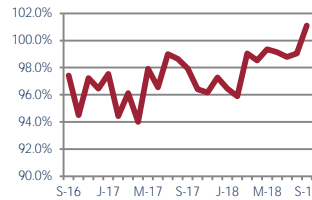
62



Up 15%
Vs. Year Ago

Sold Vs. List Price

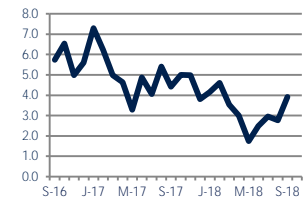
101.1%



Up 3.2%
Vs. Year Ago

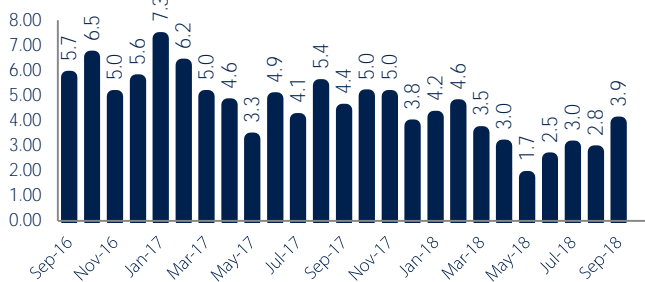
Months of Supply

3.9



Down -11%
Vs. Year Ago

Months Of Supply



Months of Supply

In September, there was 3.9 months of supply available in Olney, Logan, and Fern Rock, compared to 4.4 in September 2017. That is a decrease of 11% versus a year ago.

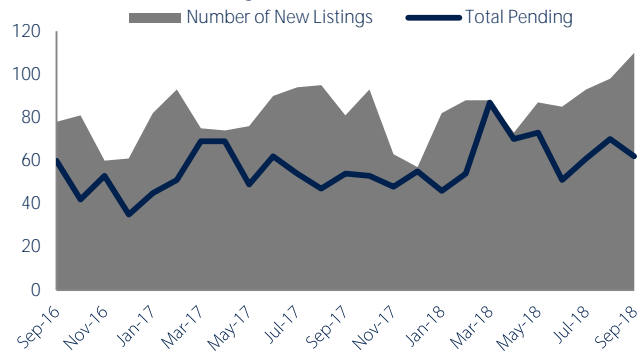
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

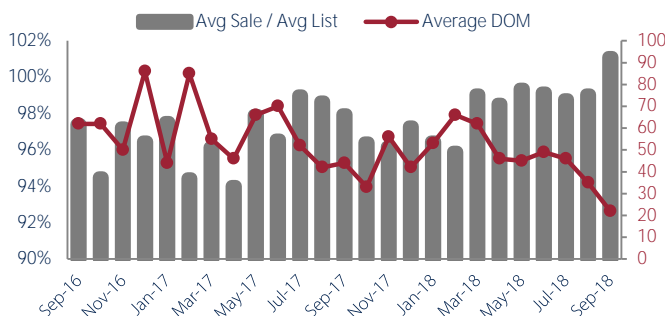
This month there were 110 homes newly listed for sale in Olney, Logan, and Fern Rock compared to 81 in September 2017, an increase of 36%.

There were 62 current contracts pending sale this September compared to 54 a year ago. The number of current contracts is 15% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Olney, Logan, and Fern Rock was 101.1% of the average list price, which is 3.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 22, lower than the average last year, which was 44, a decrease of 50%.



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