

Focus On: Perkasio and Sellersville Housing Market

September 2018

Zip Code(s): 18960, 18944, 18962, 18911, 18927 and 18917

Units Sold

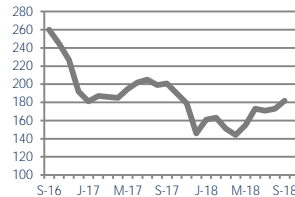
47



Up 9%
Vs. Year Ago

Active Inventory

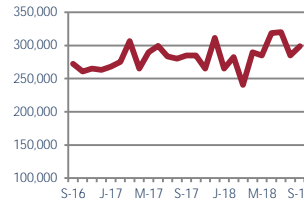
182



Down -9%
Vs. Year Ago

Median Sale Price

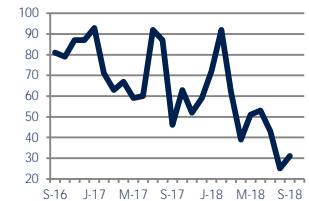
\$299,000



Up 5%
Vs. Year Ago

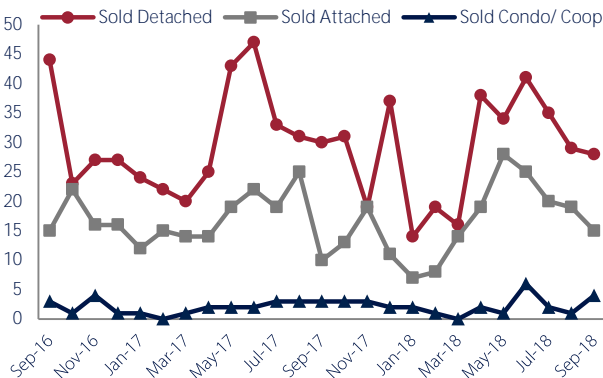
Days On Market

31



Down -33%
Vs. Year Ago

Units Sold*



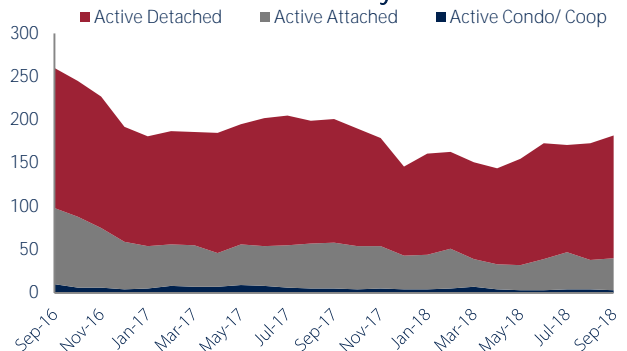
Units Sold

There was a decrease in total units sold in September, with 47 sold this month in Perkasio and Sellersville versus 49 last month, a decrease of 4%. This month's total units sold was higher than at this time last year, an increase of 9% versus September 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 19 units or 9%. The total number of active inventory this September was 182 compared to 201 in September 2017. This month's total of 182 is higher than the previous month's total supply of available inventory of 173, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Perkasio and Sellersville Homes was \$285,000. This September, the median sale price was \$299,000, an increase of 5% or \$14,000 compared to last year. The current median sold price is 5% higher 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.

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*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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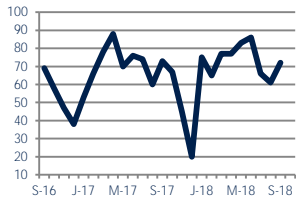
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New Listings

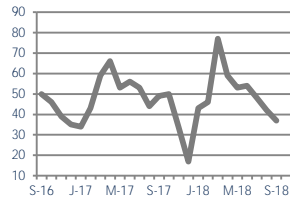
72



Down -1%
Vs. Year Ago

Current Contracts

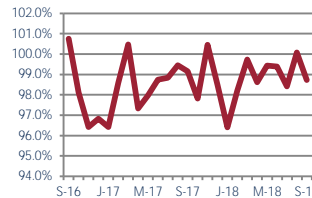
37



Down -24%
Vs. Year Ago

Sold Vs. List Price

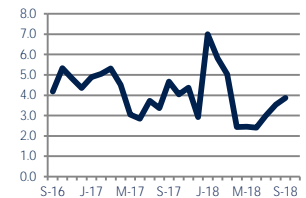
98.7%



No Change
Vs. Year Ago

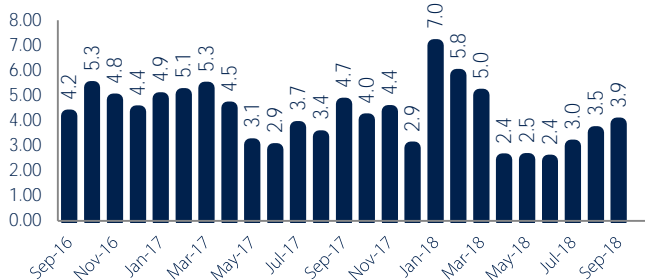
Months of Supply

3.9



Down -17%
Vs. Year Ago

Months Of Supply



Months of Supply

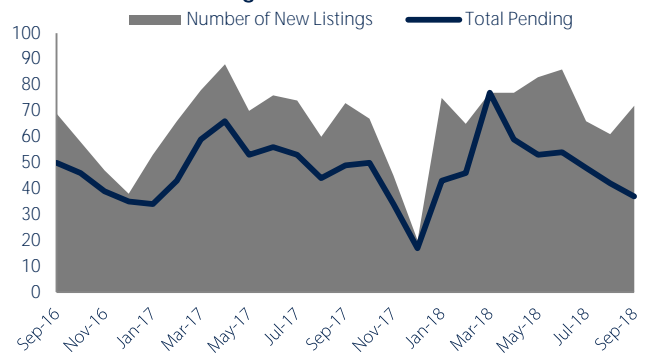
In September, there was 3.9 months of supply available in Perkasio and Sellersville, compared to 4.7 in September 2017. That is a decrease of 17% versus a year ago.

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.

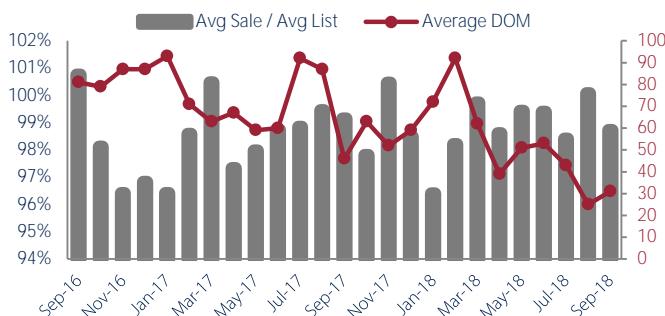
New Listings & Current Contracts

This month there were 72 homes newly listed for sale in Perkasio and Sellersville compared to 73 in September 2017, a decrease of 1%. There were 37 current contracts pending sale this September compared to 49 a year ago. The number of current contracts is 24% lower 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 Perkasio and Sellersville was 98.7% 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 31, lower than the average last year, which was 46, a decrease of 33%.



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