

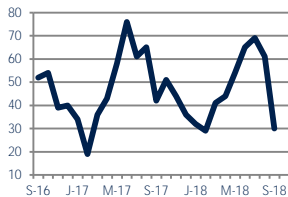
Focus On: Schwenksville and Harleysville Housing Market

September 2018

Zip Code(s): 19473, 19450, 19438, 19474 and 19430

Units Sold

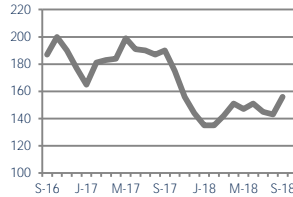
30



Down
Vs. Year Ago

Active Inventory

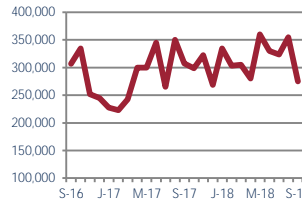
156



Down -18%
Vs. Year Ago

Median Sale Price

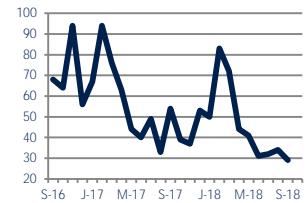
\$275,000



Down -11%
Vs. Year Ago

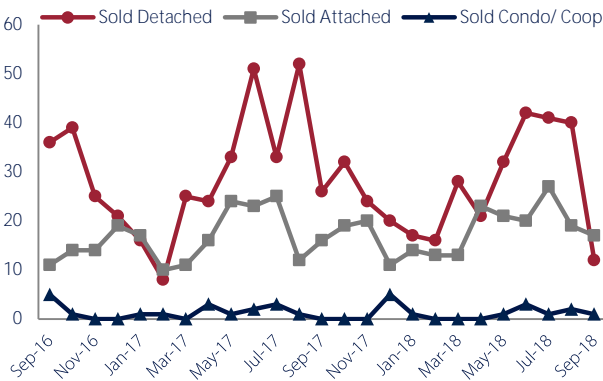
Days On Market

29



Down -46%
Vs. Year Ago

Units Sold*



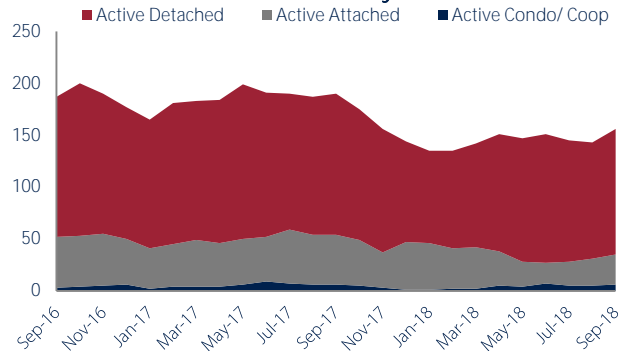
Units Sold

With relatively few transactions, there was a decrease in total units sold in September, with 30 sold this month in Schwenksville and Harleysville. This month's total units sold was lower than at this time last year, a decrease from September 2017.

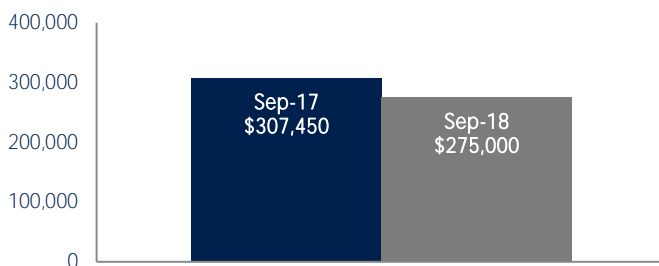
Active Inventory

Versus last year, the total number of homes available this month is lower by 34 units or 18%. The total number of active inventory this September was 156 compared to 190 in September 2017. This month's total of 156 is higher than the previous month's total supply of available inventory of 143, an increase of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Schwenksville and Harleysville Homes was \$307,450. This September, the median sale price was \$275,000, a decrease of 11% or \$32,450 compared to last year. The current median sold price is 23% 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.



Schwenksville and Harleysville are defined as properties listed in zip code/s 19473, 19450, 19438, 19474 and 19430.

*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.



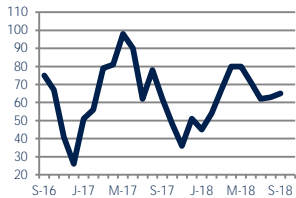
Focus On: Schwenksville and Harleysville Housing Market

September 2018

Zip Code(s): 19473, 19450, 19438, 19474 and 19430

New Listings

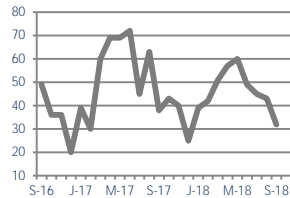
65



Up 5%
Vs. Year Ago

Current Contracts

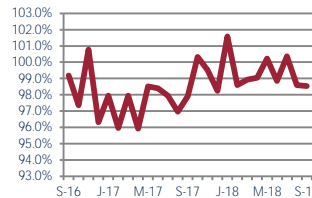
32



Down -16%
Vs. Year Ago

Sold Vs. List Price

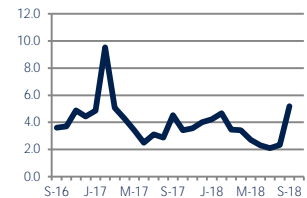
98.5%



Up 0.7%
Vs. Year Ago

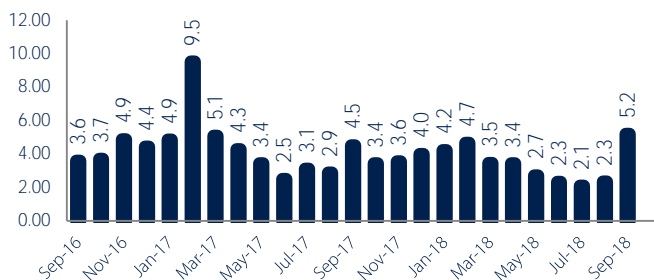
Months of Supply

5.2



Up 15%
Vs. Year Ago

Months Of Supply



Months of Supply

In September, there was 5.2 months of supply available in Schwenksville and Harleysville, compared to 4.5 in September 2017. That is an increase of 15% versus a year ago.

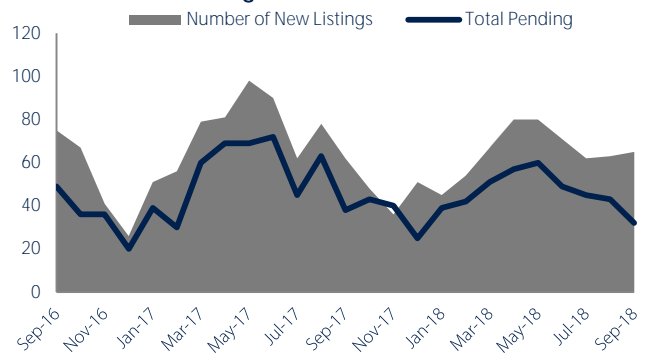
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

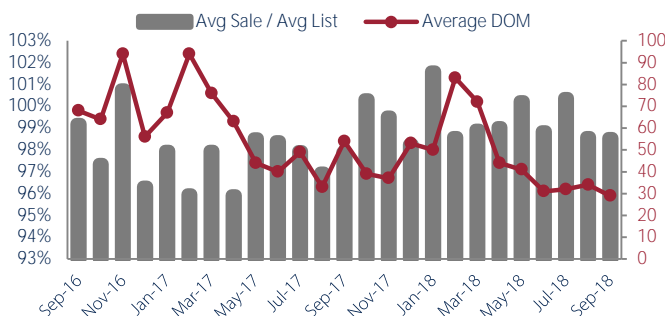
This month there were 65 homes newly listed for sale in Schwenksville and Harleysville compared to 62 in September 2017, an increase of 5%.

There were 32 current contracts pending sale this September compared to 38 a year ago. The number of current contracts is 16% 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 Schwenksville and Harleysville was 98.5% 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 29, lower than the average last year, which was 54, a decrease of 46%.



Schwenksville and Harleysville are defined as properties listed in zip code/s 19473, 19450, 19438, 19474 and 19430.

*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.

