



The Long & Foster Market Minute™

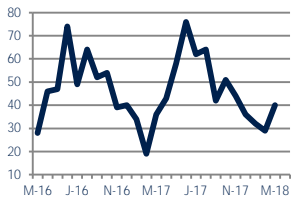
Focus On: Schwenksville and Harleysville Housing Market

March 2018

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

Units Sold

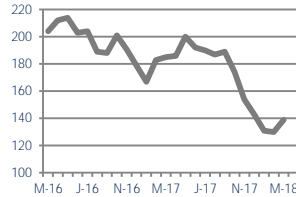
40



Up 11%
Vs. Year Ago

Active Inventory

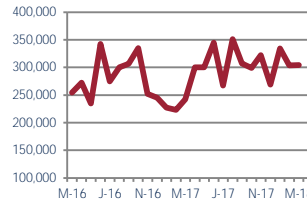
139



Down -25%
Vs. Year Ago

Median Sale Price

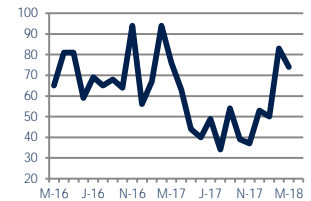
\$304,458



Up 26%
Vs. Year Ago

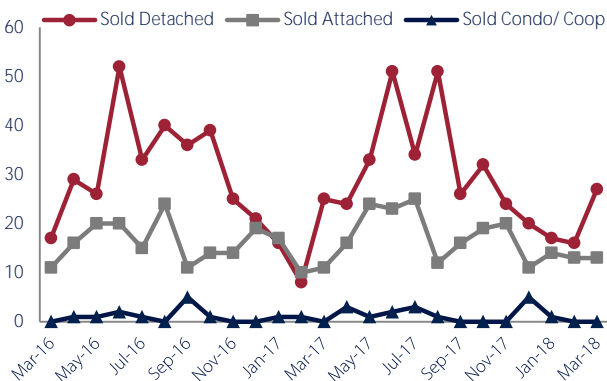
Days On Market

74



Down -3%
Vs. Year Ago

Units Sold*



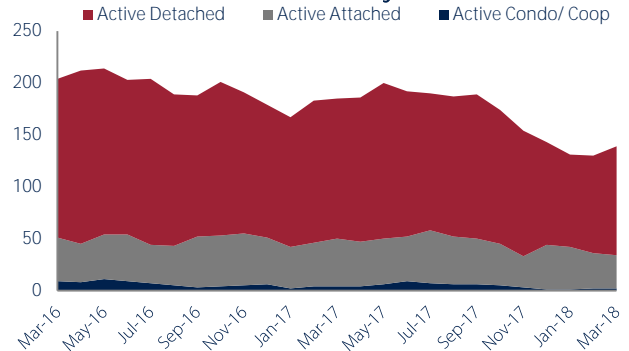
Units Sold

There was an increase in total units sold in March, with 40 sold this month in Schwenksville and Harleysville. This month's total units sold was higher than at this time last year.

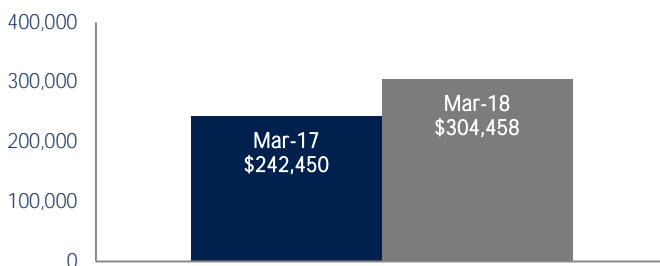
Active Inventory

Versus last year, the total number of homes available this month is lower by 46 units or 25%. The total number of active inventory this March was 139 compared to 185 in March 2017. This month's total of 139 is higher than the previous month's total supply of available inventory of 130, an increase of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Schwenksville and Harleysville Homes was \$242,450. This March, the median sale price was \$304,458, an increase of 26% or \$62,008 compared to last year. The current median sold price is approximately the same as the median price in February.

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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE

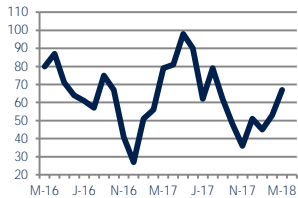
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March 2018

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

New Listings

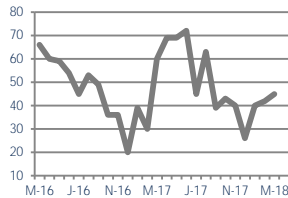
67



Down -15%
Vs. Year Ago

Current Contracts

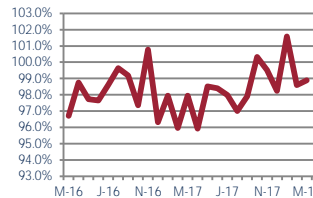
45



Down -25%
Vs. Year Ago

Sold Vs. List Price

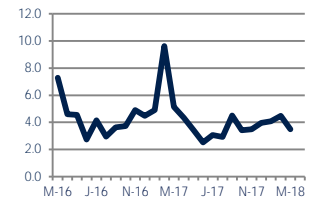
98.9%



Up 1%
Vs. Year Ago

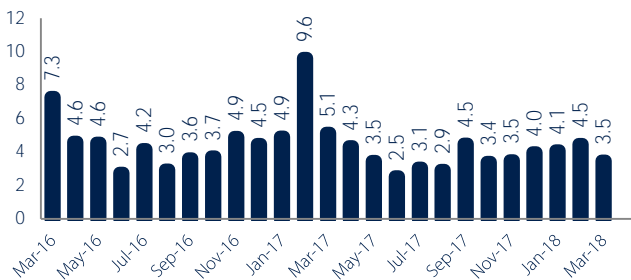
Months of Supply

3.5



Down -32%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

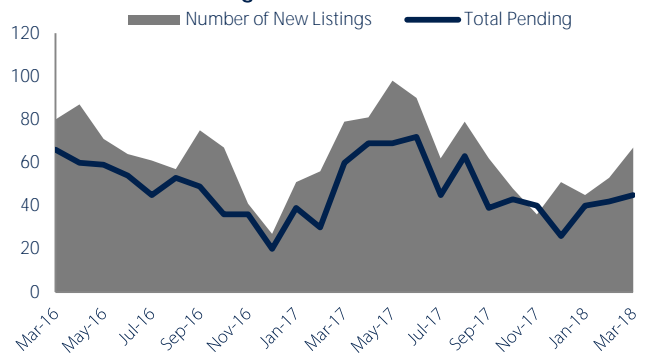
This month there were 67 homes newly listed for sale in Schwenksville and Harleysville compared to 79 in March 2017, a decrease of 15%. There were 45 current contracts pending sale this March compared to 60 a year ago. The number of current contracts is 25% lower than last March.

Months of Supply

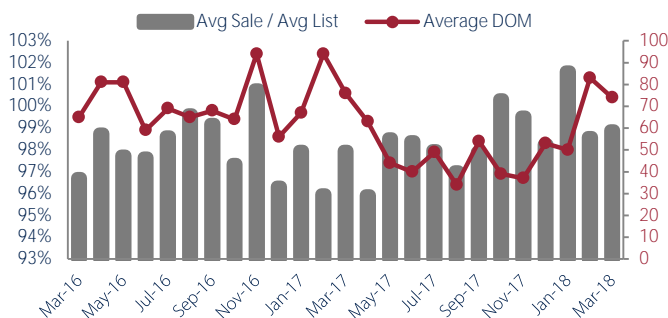
In March, there was 3.5 months of supply available in Schwenksville and Harleysville, compared to 5.1 in March 2017. That is a decrease of 32% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Schwenksville and Harleysville was 98.9% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 74, lower than the average last year, which was 76, a decrease of 3%.



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