



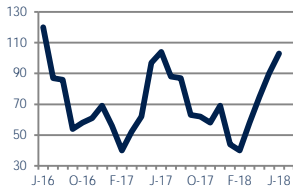
The Long & Foster Market Minute™

Focus On: Springfield, Wallingford, and Swarthmore Housing Market

June 2018

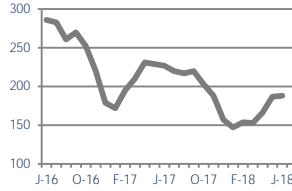
Zip Code(s): 19064, 19081, 19070, 19086 and 19033

Units Sold
103



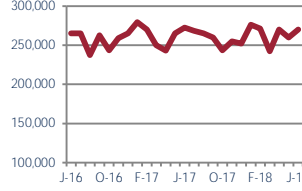
Down -1%
Vs. Year Ago

Active Inventory
188



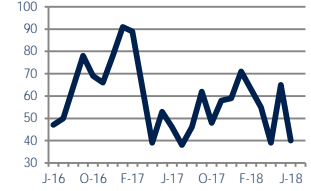
Down -17%
Vs. Year Ago

Median Sale Price
\$270,000



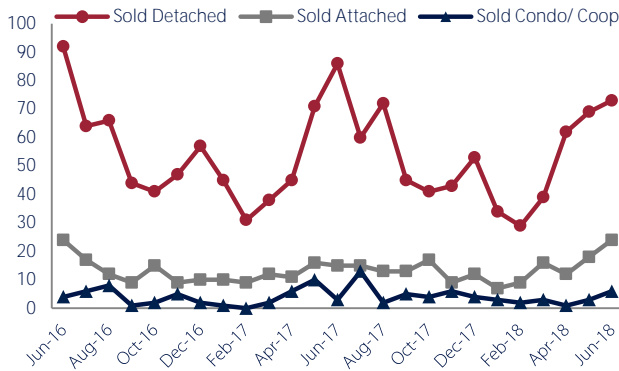
Down -1%
Vs. Year Ago

Days On Market
40



Down -13%
Vs. Year Ago

Units Sold*



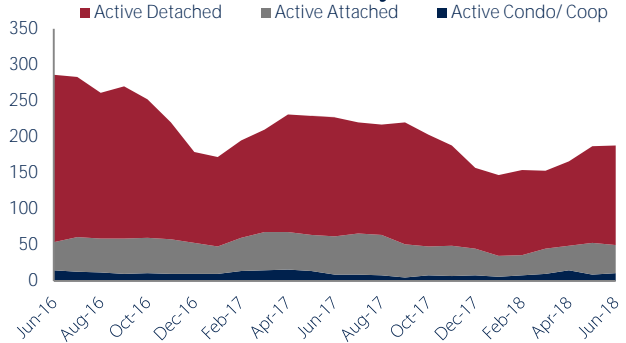
Units Sold

There was an increase in total units sold in June, with 103 sold this month in Springfield, Wallingford, and Swarthmore versus 90 last month, an increase of 14%. This month's total units sold was lower than at this time last year, a decrease of 1% versus June 2017.

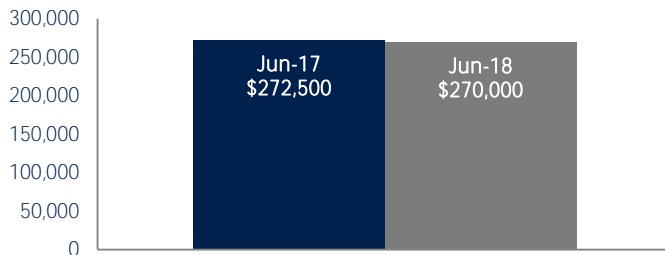
Active Inventory

Versus last year, the total number of homes available this month is lower by 39 units or 17%. The total number of active inventory this June was 188 compared to 227 in June 2017. This month's total of 188 is higher than the previous month's total supply of available inventory of 187, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Springfield, Wallingford, and Swarthmore Homes was \$272,500. This June, the median sale price was \$270,000, a decrease of 1% or \$2,500 compared to last year. The current median sold price is 4% 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.

Springfield, Wallingford, and Swarthmore are defined as properties listed in zip code/s 19064, 19081, 19070, 19086 and 19033.

*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.



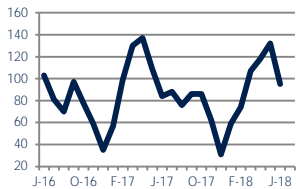
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 19064, 19081, 19070, 19086 and 19033

New Listings

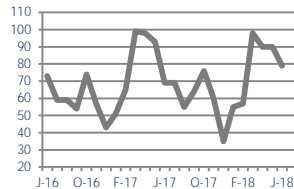
95



Up 13%
Vs. Year Ago

Current Contracts

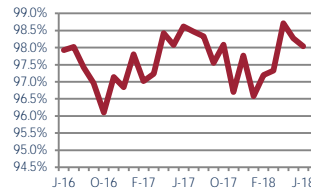
79



Up 14%
Vs. Year Ago

Sold Vs. List Price

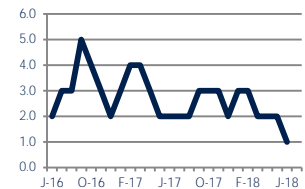
98.0%



Down -0.6%
Vs. Year Ago

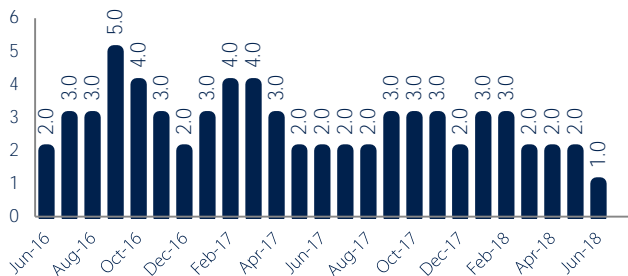
Months of Supply

1.0



Down -50%
Vs. Year Ago

Months Of Supply



Months of Supply

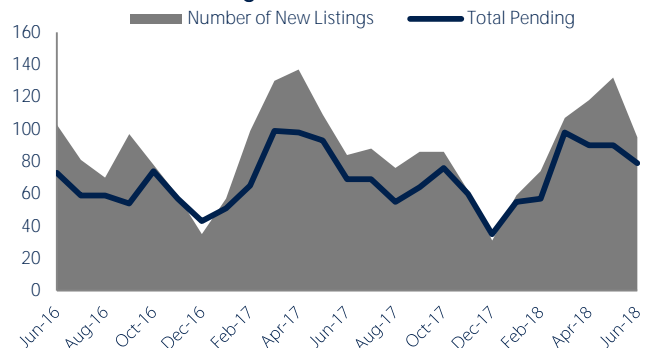
In June, there was 1.8 months of supply available in Springfield, Wallingford, and Swarthmore, compared to 2.2 in June 2017. That is a decrease of 16% versus a year ago.

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.

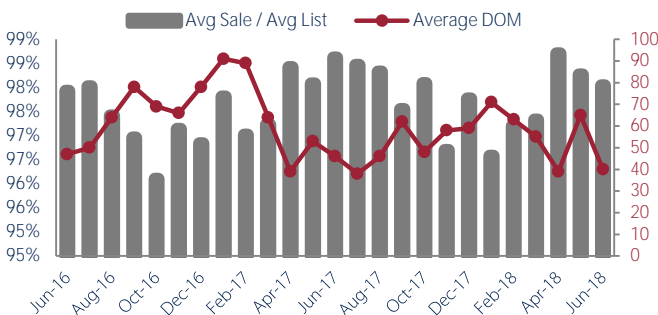
New Listings & Current Contracts

This month there were 95 homes newly listed for sale in Springfield, Wallingford, and Swarthmore compared to 84 in June 2017, an increase of 13%. There were 79 current contracts pending sale this June compared to 69 a year ago. The number of current contracts is 14% higher 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 Springfield, Wallingford, and Swarthmore was 98.0% of the average list price, which is 0.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 40, lower than the average last year, which was 46, a decrease of 13%.



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