



# The Long & Foster Market Minute™

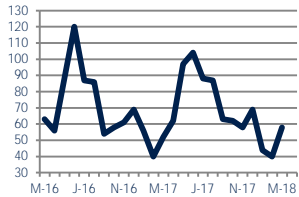
Focus On: Springfield, Wallingford, and Swarthmore Housing Market

March 2018

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

## Units Sold

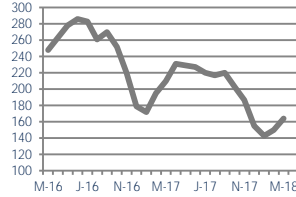
58



Up 12%  
Vs. Year Ago

## Active Inventory

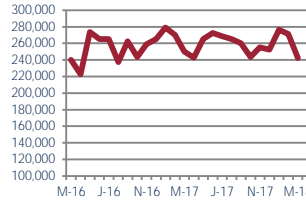
164



Down -22%  
Vs. Year Ago

## Median Sale Price

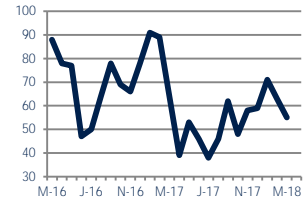
\$242,400



Down -3%  
Vs. Year Ago

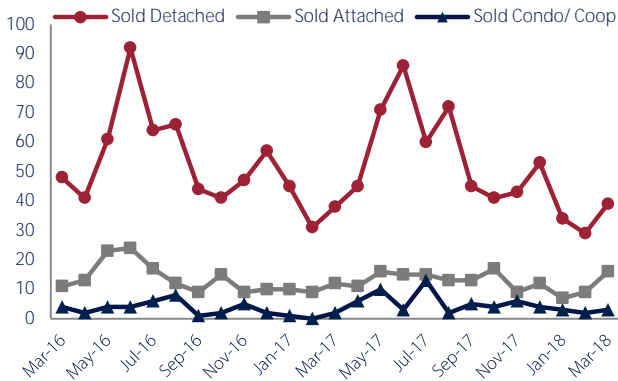
## Days On Market

55



Down -14%  
Vs. Year Ago

## Units Sold\*



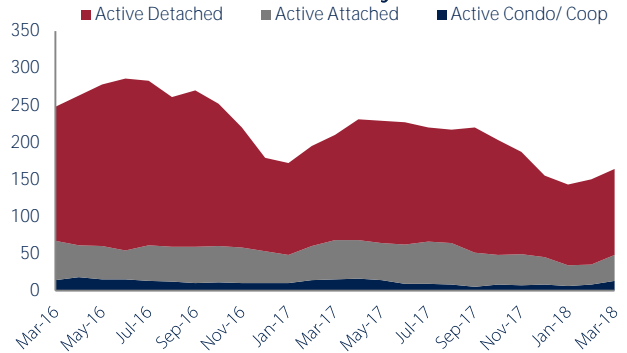
## Units Sold

There was an increase in total units sold in March, with 58 sold this month in Springfield, Wallingford, and Swarthmore. This month's total units sold was higher than at this time last year.

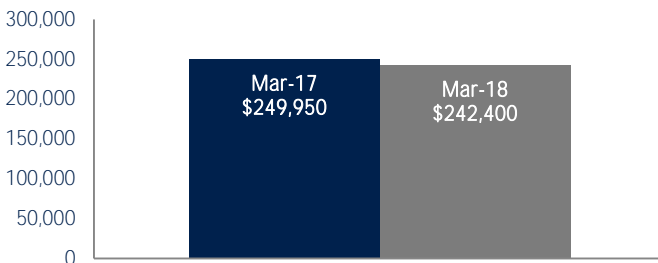
## Active Inventory

Versus last year, the total number of homes available this month is lower by 46 units or 22%. The total number of active inventory this March was 164 compared to 210 in March 2017. This month's total of 164 is higher than the previous month's total supply of available inventory of 150, an increase of 9%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last March, the median sale price for Springfield, Wallingford, and Swarthmore Homes was \$249,950. This March, the median sale price was \$242,400, a decrease of 3% or \$7,550 compared to last year. The current median sold price is 11% lower than in February.

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.



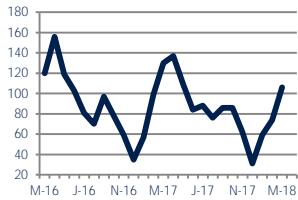
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



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

**New Listings**

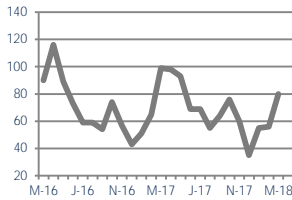
106



**Down -18%**  
Vs. Year Ago

**Current Contracts**

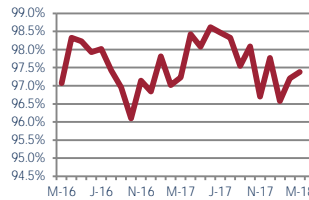
80



**Down -19%**  
Vs. Year Ago

**Sold Vs. List Price**

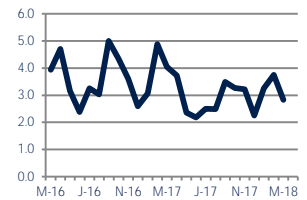
97.4%



**No Change**  
Vs. Year Ago

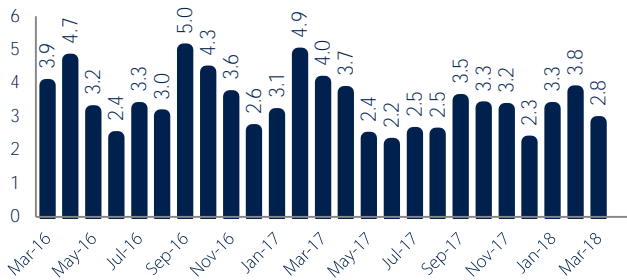
**Months of Supply**

2.8



**Down -30%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

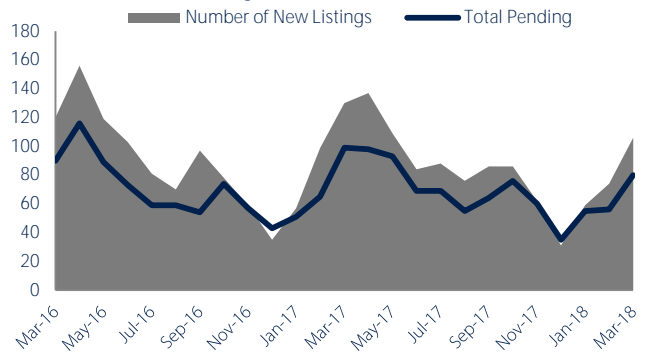
In March, there was 2.8 months of supply available in Springfield, Wallingford, and Swarthmore, compared to 4.0 in March 2017. That is a decrease of 30% versus a year ago.

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.

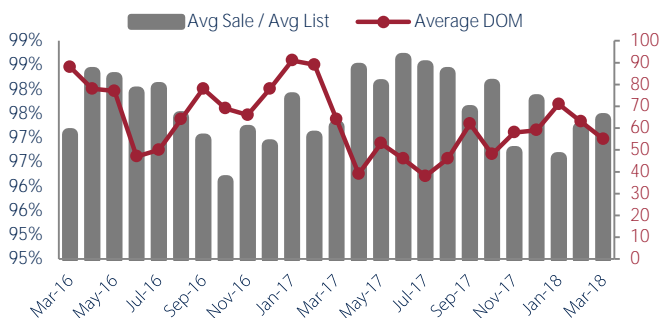
**New Listings & Current Contracts**

This month there were 106 homes newly listed for sale in Springfield, Wallingford, and Swarthmore compared to 130 in March 2017, a decrease of 18%. There were 80 current contracts pending sale this March compared to 99 a year ago. The number of current contracts is 19% lower than last March.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In March, the average sale price in Springfield, Wallingford, and Swarthmore was 97.4% 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 55, lower than the average last year, which was 64, a decrease of 14%.



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.

