



# The Long & Foster Market Minute™

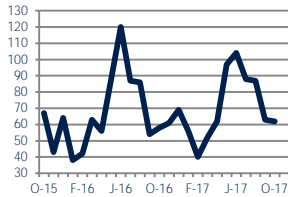
**Focus On:** Springfield, Wallingford, and Swarthmore Housing Market

October 2017

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

## Units Sold

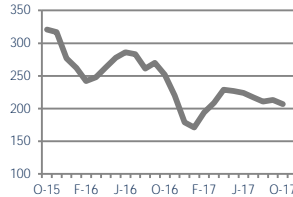
62



**Up 7%**  
Vs. Year Ago

## Active Inventory

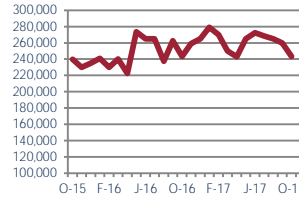
207



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

## Median Sale Price

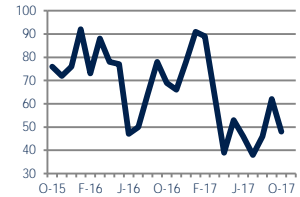
\$243,500



**No Change**  
Vs. Year Ago

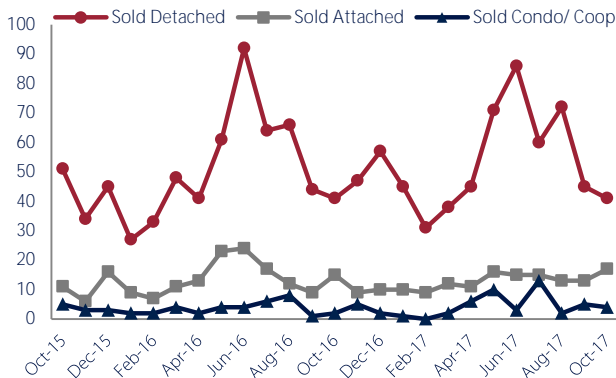
## Days On Market

48



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

### Units Sold\*



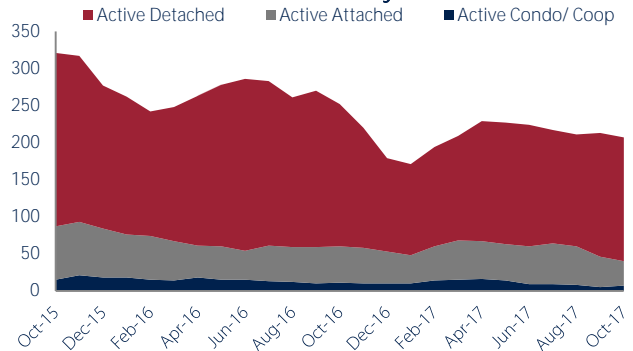
## Units Sold

There was a decrease in total units sold in October, with 62 sold this month in Springfield, Wallingford, and Swarthmore versus 63 last month, a decrease of 2%. This month's total units sold was higher than at this time last year, an increase of 7% versus October 2016.

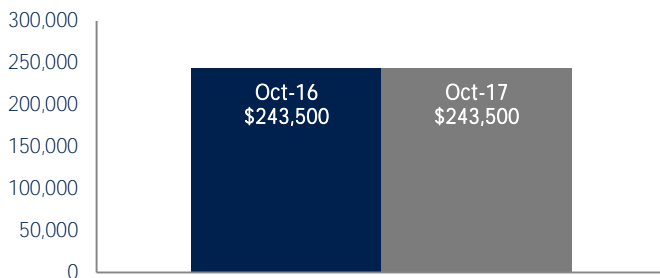
## Active Inventory

Versus last year, the total number of homes available this month is lower by 45 units or 18%. The total number of active inventory this October was 207 compared to 252 in October 2016. This month's total of 207 is lower than the previous month's total supply of available inventory of 213, a decrease of 3%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last October, the median sale price for Springfield, Wallingford, and Swarthmore Homes was \$243,500. This October, the median sale price was \$243,500, which is similar compared to a year ago. The current median sold price is 6% higher than in September.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

**LONG & FOSTER®**  
REAL ESTATE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

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.



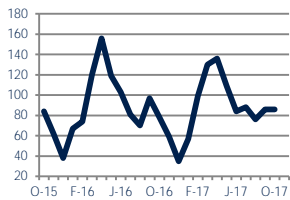
## Focus On: Springfield, Wallingford, and Swarthmore Housing Market

October 2017

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

### New Listings

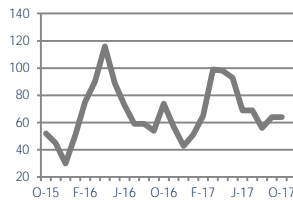
86



Up 10%  
Vs. Year Ago

### Current Contracts

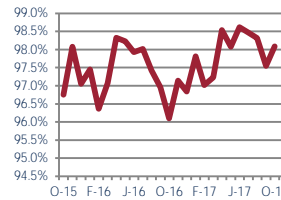
64



Down -14%  
Vs. Year Ago

### Sold Vs. List Price

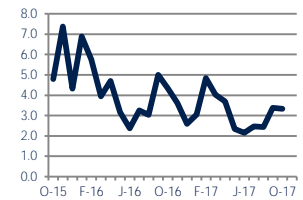
98.1%



Up 2.1%  
Vs. Year Ago

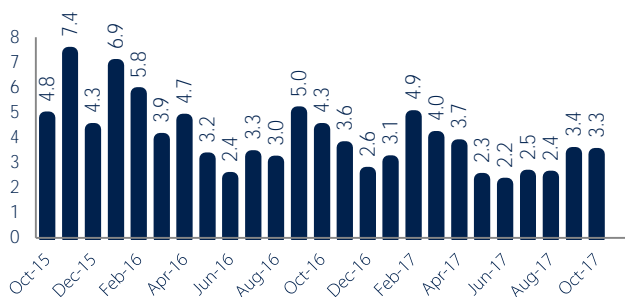
### Months of Supply

3.3



Down -23%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

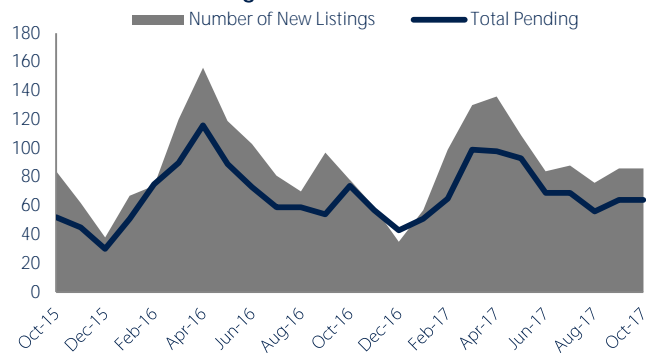
In October, there was 3.3 months of supply available in Springfield, Wallingford, and Swarthmore, compared to 4.3 in October 2016. That is a decrease of 23% versus a year ago.

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.

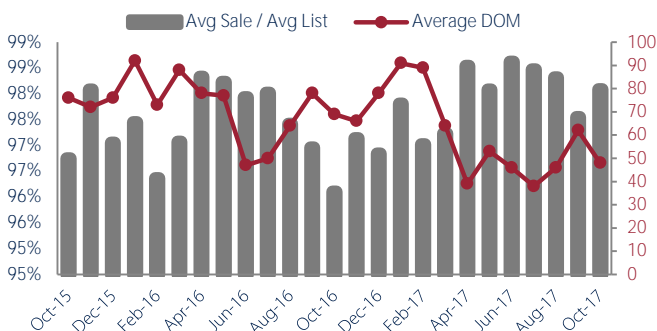
### New Listings & Current Contracts

This month there were 86 homes newly listed for sale in Springfield, Wallingford, and Swarthmore compared to 78 in October 2016, an increase of 10%. There were 64 current contracts pending sale this October compared to 74 a year ago. The number of current contracts remained stable as compared to last October.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In October, the average sale price in Springfield, Wallingford, and Swarthmore was 98.1% of the average list price, which is 2.0% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 48, lower than the average last year, which was 69, a decrease of 30%.