



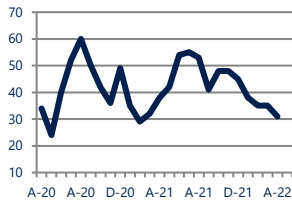
## Focus On: Bear Housing Market

April 2022

Zip Code(s): 19701, 19733 and 19708

### Units Sold

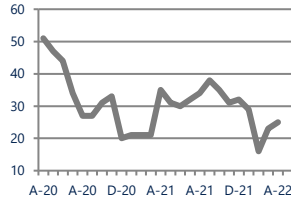
31



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

### Active Inventory

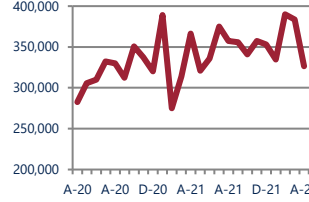
25



**Down -29%**  
Vs. Year Ago

### Median Sale Price

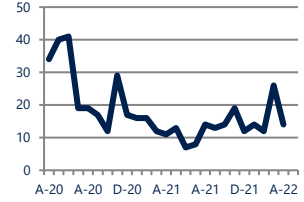
\$326,500



**Down -11%**  
Vs. Year Ago

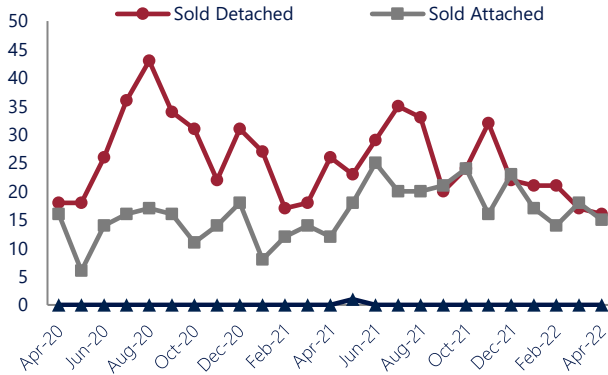
### Days On Market

14



**Up 27%**  
Vs. Year Ago

### Units Sold\*



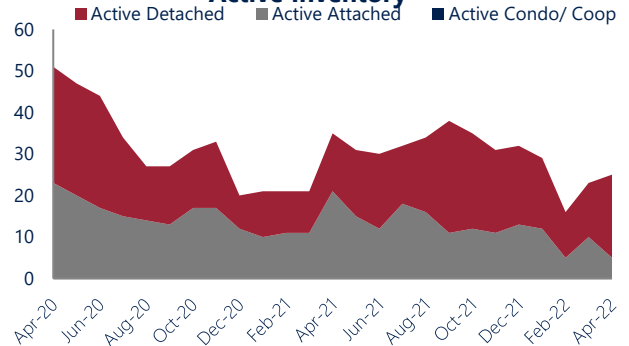
### Units Sold

There was a decrease in total units sold in April, with 31 sold this month in Bear versus 35 last month, a decrease of 11%. This month's total units sold was lower than at this time last year, a decrease of 18% versus April 2021.

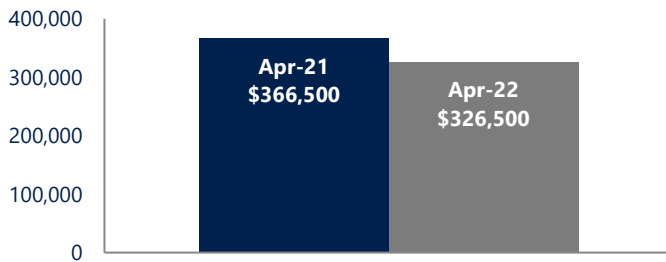
### Active Inventory

Versus last year, the total number of homes available this month is lower by 10 units or 29%. The total number of active inventory this April was 25 compared to 35 in April 2021. This month's total of 25 is higher than the previous month's total supply of available inventory of 23, an increase of 9%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last April, the median sale price for Bear Homes was \$366,500. This April, the median sale price was \$326,500, a decrease of 11% or \$40,000 compared to last year. The current median sold price is 15% lower than in March.

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

Bear are defined as properties listed in zip code/s 19701, 19733 and 19708.

\*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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.





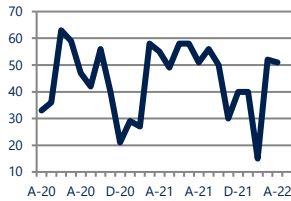
## Focus On: Bear Housing Market

April 2022

Zip Code(s): 19701, 19733 and 19708

### New Listings

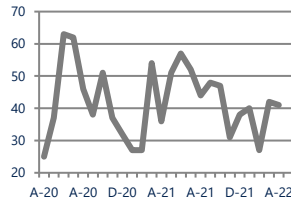
51



Down -7%  
Vs. Year Ago

### Current Contracts

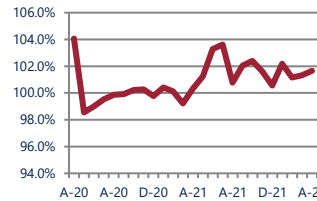
41



Up 14%  
Vs. Year Ago

### Sold Vs. List Price

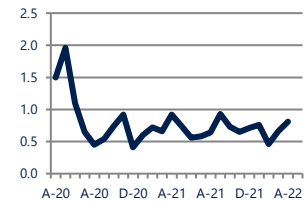
101.7%



Up 1.3%  
Vs. Year Ago

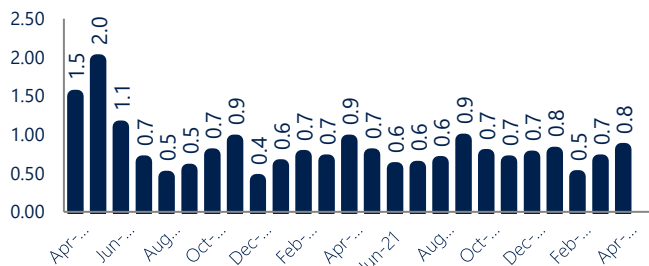
### Months of Supply

0.8



Down -12%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

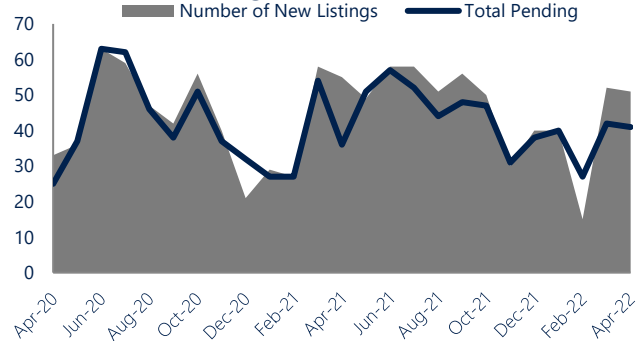
In April, there was 0.8 months of supply available in Bear, compared to 0.9 in April 2021. That is a decrease of 12% versus a year ago.

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.

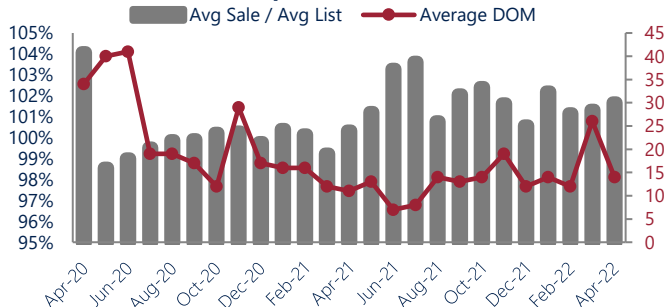
### New Listings & Current Contracts

This month there were 51 homes newly listed for sale in Bear compared to 55 in April 2021, a decrease of 7%. There were 41 current contracts pending sale this April compared to 36 a year ago. The number of current contracts is 14% higher than last April.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In April, the average sale price in Bear was 101.7% of the average list price, which is 1.3% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 14, higher than the average last year, which was 11, an increase of 27%.

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