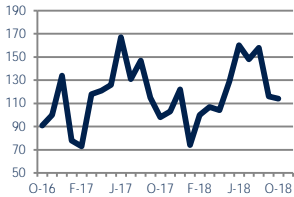


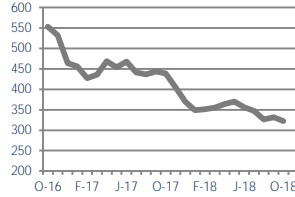
Zip Code(s): 19804, 19805 and 19808

Units Sold
114



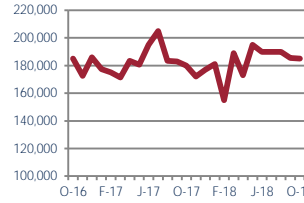
Up 16%
Vs. Year Ago

Active Inventory
322



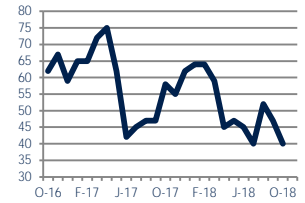
Down -27%
Vs. Year Ago

Median Sale Price
\$185,000

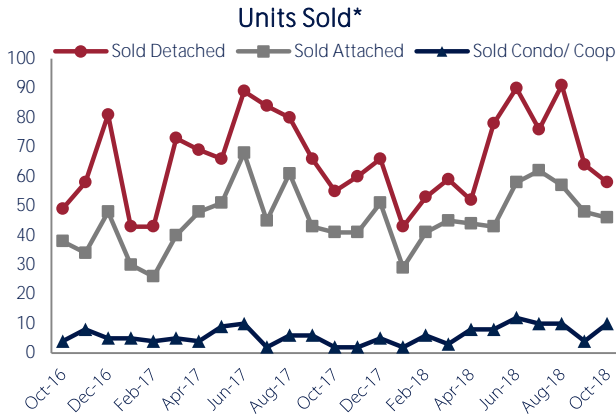


Up 3%
Vs. Year Ago

Days On Market
40



Down -31%
Vs. Year Ago

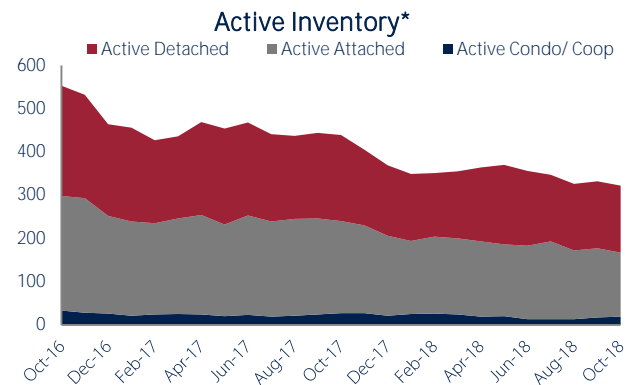


Units Sold

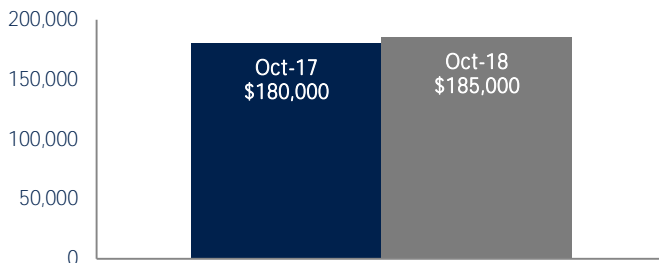
There was a decrease in total units sold in October, with 114 sold this month in Pike Creek, Elsmere, and Newport versus 116 last month, a decrease of 2%. This month's total units sold was higher than at this time last year, an increase of 16% versus October 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 117 units or 27%. The total number of active inventory this October was 322 compared to 439 in October 2017. This month's total of 322 is lower than the previous month's total supply of available inventory of 332, a decrease of 3%.



Median Sale Price



Median Sale Price

Last October, the median sale price for Pike Creek, Elsmere, and Newport Homes was \$180,000. This October, the median sale price was \$185,000, an increase of 3% or \$5,000 compared to last year. The current median sold price is approximately the same as the median price in September.

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



Pike Creek, Elsmere, and Newport are defined as properties listed in zip code/s 19804, 19805 and 19808.

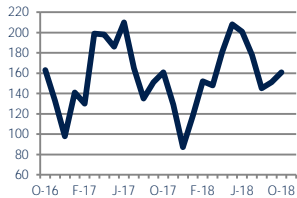
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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.



Zip Code(s): 19804, 19805 and 19808

New Listings

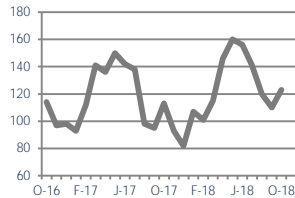
161



No Change
Vs. Year Ago

Current Contracts

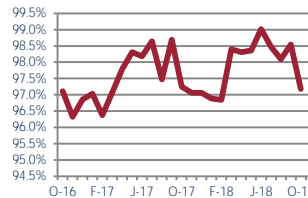
123



Up 9%
Vs. Year Ago

Sold Vs. List Price

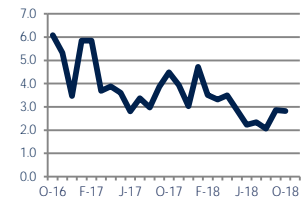
97.2%



No Change
Vs. Year Ago

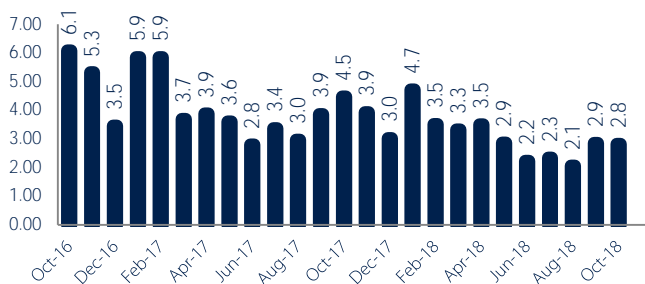
Months of Supply

2.8



Down -37%
Vs. Year Ago

Months Of Supply



Months of Supply

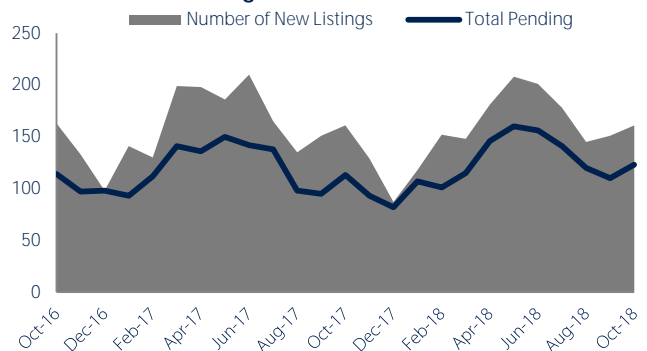
In October, there was 2.8 months of supply available in Pike Creek, Elsmere, and Newport, compared to 4.5 in October 2017. That is a decrease of 37% versus a year ago.

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.

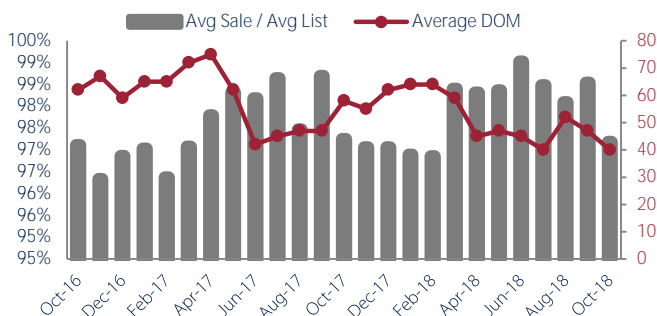
New Listings & Current Contracts

This month there were 161 homes newly listed for sale in Pike Creek, Elsmere, and Newport, which is similar to the amount in October 2017. There were 123 current contracts pending sale this October compared to 113 a year ago. The number of current contracts is 9% higher than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Pike Creek, Elsmere, and Newport was 97.2% 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 40, lower than the average last year, which was 58, a decrease of 31%.



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