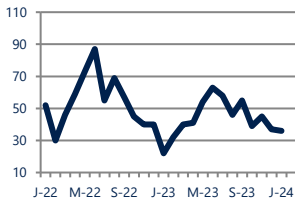




Zip Code(s): 19001, 19006, 19009 and 19046

### Units Sold

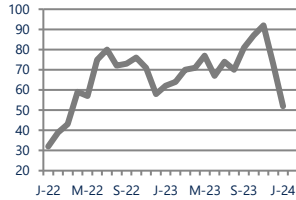
36



**Up**  
Vs. Year Ago

### Active Inventory

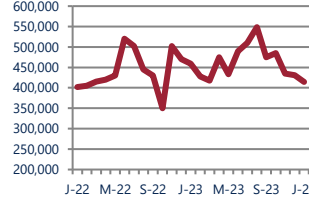
52



**Down -16%**  
Vs. Year Ago

### Median Sale Price

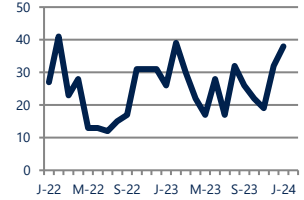
\$414,500



**Down -10%**  
Vs. Year Ago

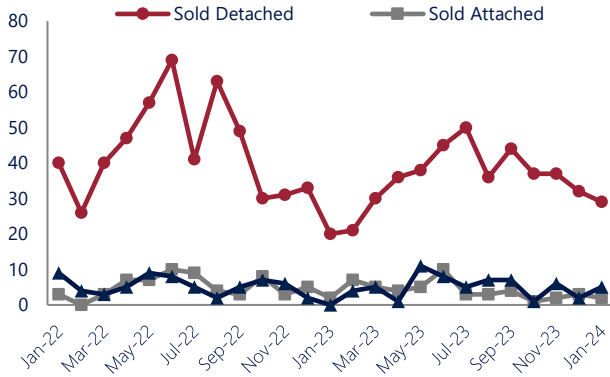
### Days On Market

38



**Up 46%**  
Vs. Year Ago

### Units Sold\*



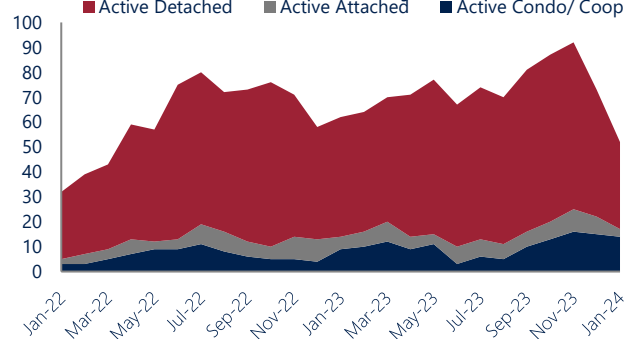
### Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 36 sold this month in Abington, Huntington Valley, and Jenkintown. This month's total units sold was higher than at this time last year, an increase from January 2023.

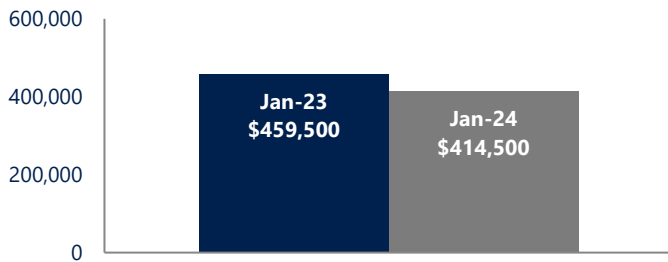
### Active Inventory

Versus last year, the total number of homes available this month is lower by 10 units or 16%. The total number of active inventory this January was 52 compared to 62 in January 2023. This month's total of 52 is lower than the previous month's total supply of available inventory of 73, a decrease of 29%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last January, the median sale price for Abington, Huntington Valley, and Jenkintown Homes was \$459,500. This January, the median sale price was \$414,500, a decrease of 10% or \$45,000 compared to last year. The current median sold price is 4% lower than in December.

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

Abington, Huntington Valley, and Jenkintown are defined as properties listed in zip code/s 19001, 19006, 19009 and 19046.

\*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.

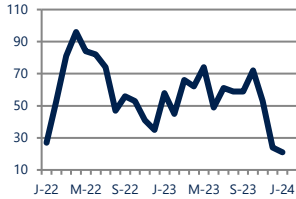
Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.



Zip Code(s): 19001, 19006, 19009 and 19046

### New Listings

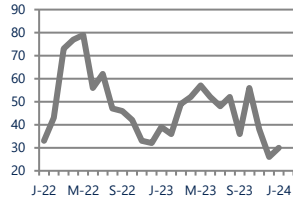
21



Down -64%  
Vs. Year Ago

### Current Contracts

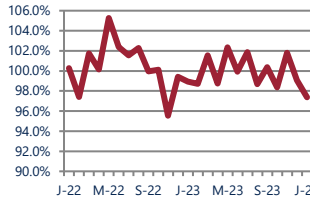
30



Down -23%  
Vs. Year Ago

### Sold Vs. List Price

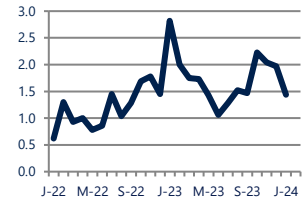
97.4%



Down -1.6%  
Vs. Year Ago

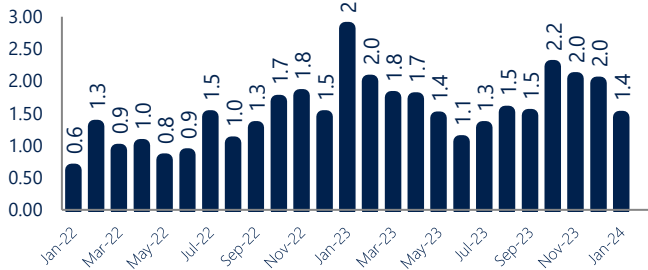
### Months of Supply

1.4



Down -49%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

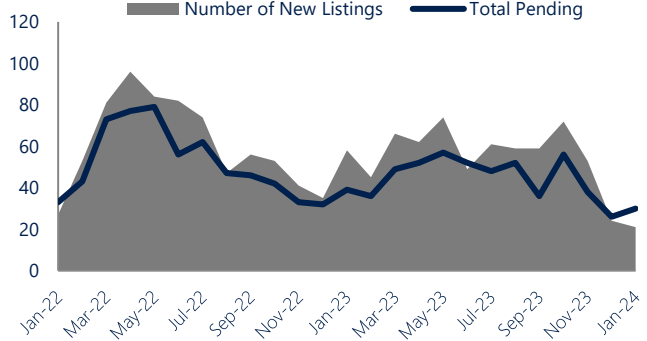
In January, there was 1.4 months of supply available in Abington, Huntington Valley, and Jenkintown, compared to 2.8 in January 2023. That is a decrease of 49% versus a year ago.

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.

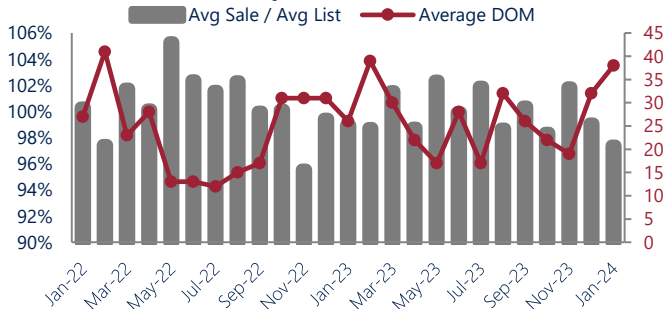
### New Listings & Current Contracts

This month there were 21 homes newly listed for sale in Abington, Huntington Valley, and Jenkintown compared to 58 in January 2023, a decrease of 64%. There were 30 current contracts pending sale this January compared to 39 a year ago. The number of current contracts is 23% lower than last January.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in Abington, Huntington Valley, and Jenkintown was 97.4% of the average list price, which is 1.6% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 38, higher than the average last year, which was 26, an increase of 46%.

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