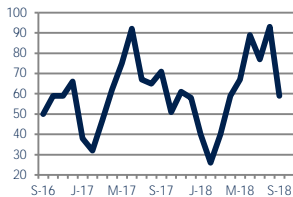


Zip Code(s): 19001, 19006, 19009 and 19046

### Units Sold

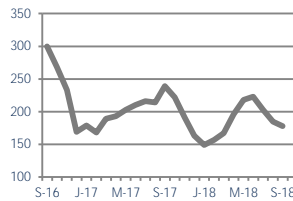
59



Down -17%  
Vs. Year Ago

### Active Inventory

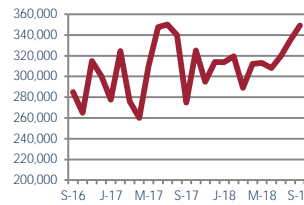
178



Down -26%  
Vs. Year Ago

### Median Sale Price

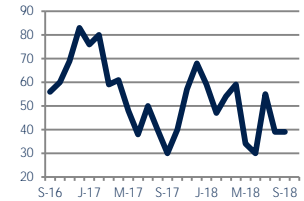
\$349,250



Up 27%  
Vs. Year Ago

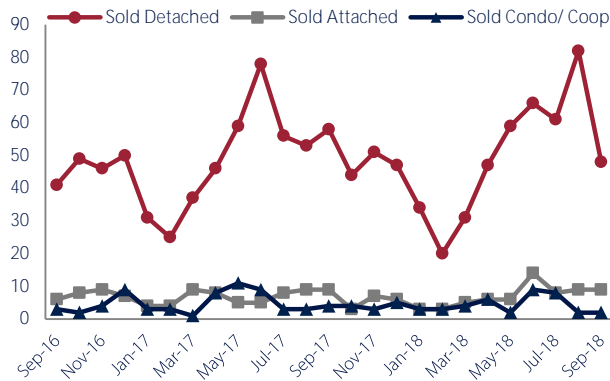
### Days On Market

39



Up 30%  
Vs. Year Ago

### Units Sold\*



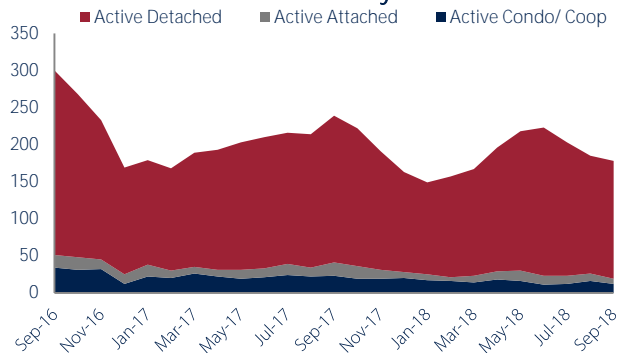
### Units Sold

There was a decrease in total units sold in September, with 59 sold this month in Abington, Huntington Valley, and Jenkintown. This month's total units sold was lower than at this time last year.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 61 units or 26%. The total number of active inventory this September was 178 compared to 239 in September 2017. This month's total of 178 is lower than the previous month's total supply of available inventory of 185, a decrease of 4%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last September, the median sale price for Abington, Huntington Valley, and Jenkintown Homes was \$274,900. This September, the median sale price was \$349,250, an increase of \$74,350 compared to last year. The current median sold price is higher than in August.

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 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.





# The Long & Foster Market Minute™

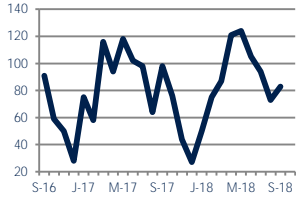
**Focus On:** Abington, Huntington Valley, and Jenkintown Housing Market

September 2018

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

## New Listings

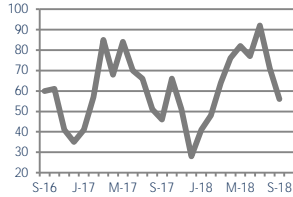
83



**Down -15%**  
Vs. Year Ago

## Current Contracts

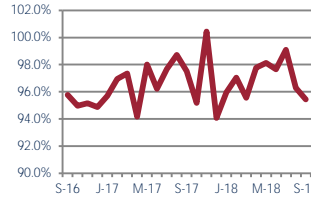
56



**Up 22%**  
Vs. Year Ago

## Sold Vs. List Price

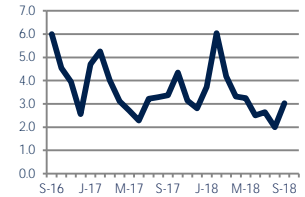
95.5%



**Down -2.1%**  
Vs. Year Ago

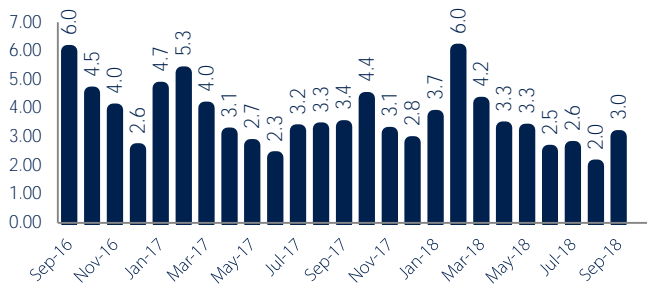
## Months of Supply

3.0



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

## Months Of Supply



## Months of Supply

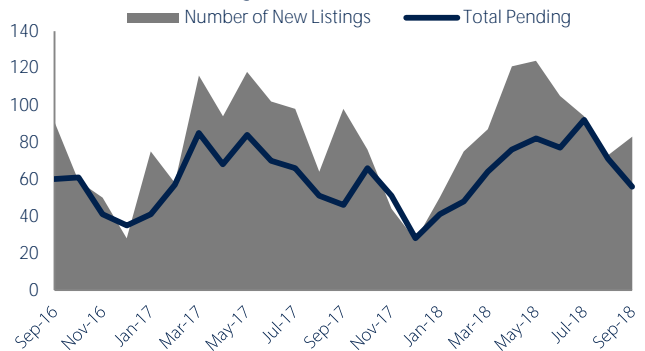
In September, there was 3.0 months of supply available in Abington, Huntington Valley, and Jenkintown, compared to 3.4 in September 2017. That is a decrease of 10% versus a year ago.

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.

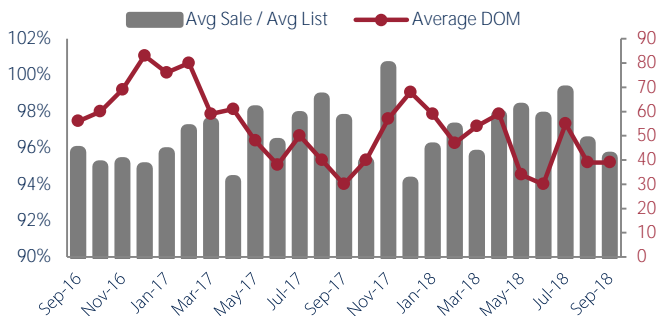
## New Listings & Current Contracts

This month there were 83 homes newly listed for sale in Abington, Huntington Valley, and Jenkintown compared to 98 in September 2017, a decrease of 15%. There were 56 current contracts pending sale this September compared to 46 a year ago. The number of current contracts is 22% higher than last September.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In September, the average sale price in Abington, Huntington Valley, and Jenkintown was 95.5% of the average list price, which is 2.1% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 39, higher than the average last year, which was 30, an increase of 30%.



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