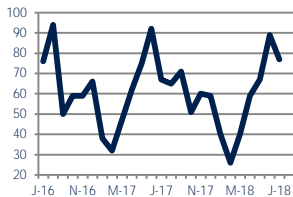


Zip Code(s): 19001, 19006, 19009 and 19046

Units Sold

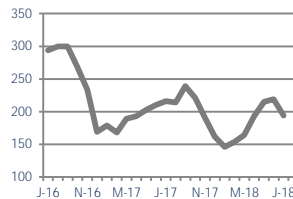
77



Up 15%
Vs. Year Ago

Active Inventory

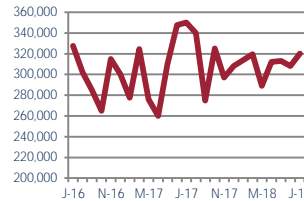
194



Down -10%
Vs. Year Ago

Median Sale Price

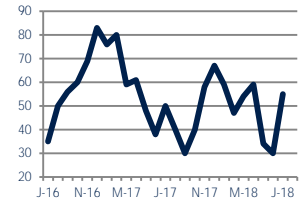
\$320,300



Down -8%
Vs. Year Ago

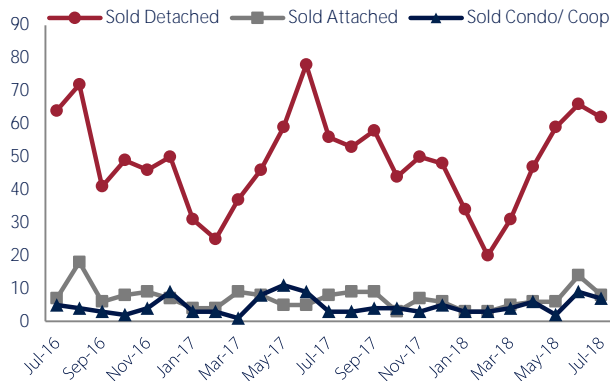
Days On Market

55



Up 10%
Vs. Year Ago

Units Sold*



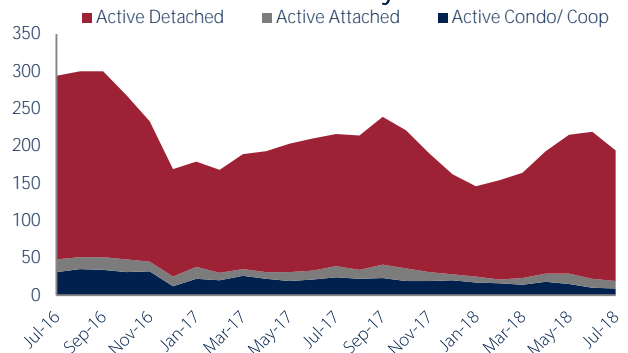
Units Sold

There was a decrease in total units sold in July, with 77 sold this month in Abington, Huntington Valley, and Jenkintown versus 89 last month, a decrease of 13%. This month's total units sold was higher than at this time last year, an increase of 15% versus July 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 22 units or 10%. The total number of active inventory this July was 194 compared to 216 in July 2017. This month's total of 194 is lower than the previous month's total supply of available inventory of 219, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Abington, Huntington Valley, and Jenkintown Homes was \$350,000. This July, the median sale price was \$320,300, a decrease of 8% or \$29,700 compared to last year. The current median sold price is 4% higher than in June.

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.

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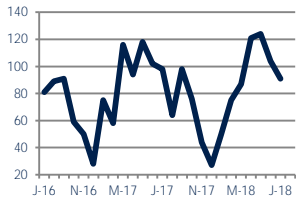
CHRISTIE'S INTERNATIONAL REAL ESTATE



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

New Listings

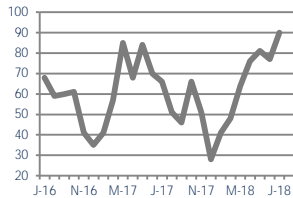
91



Down -7%
Vs. Year Ago

Current Contracts

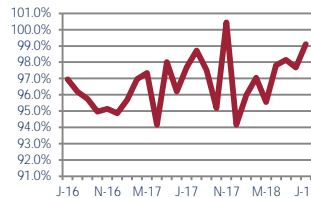
90



Up 36%
Vs. Year Ago

Sold Vs. List Price

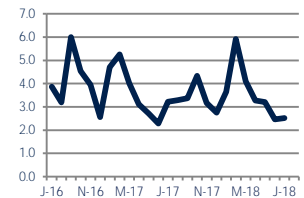
99.1%



Up 1.4%
Vs. Year Ago

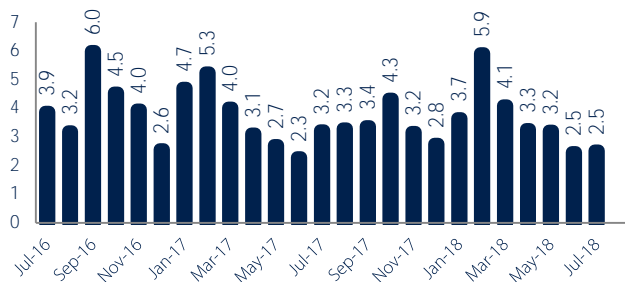
Months of Supply

2.5



Down -22%
Vs. Year Ago

Months Of Supply



Months of Supply

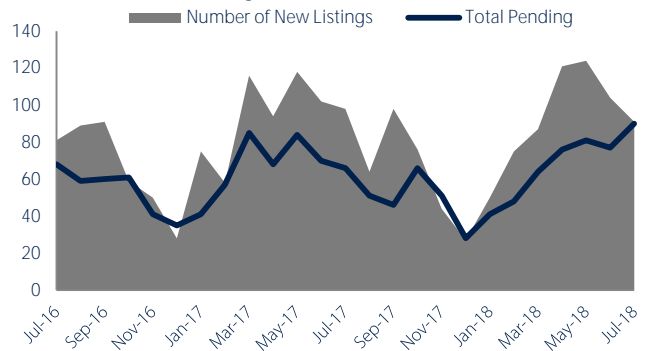
In July, there was 2.5 months of supply available in Abington, Huntington Valley, and Jenkintown, compared to 3.2 in July 2017. That is a decrease of 22% versus a year ago.

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.

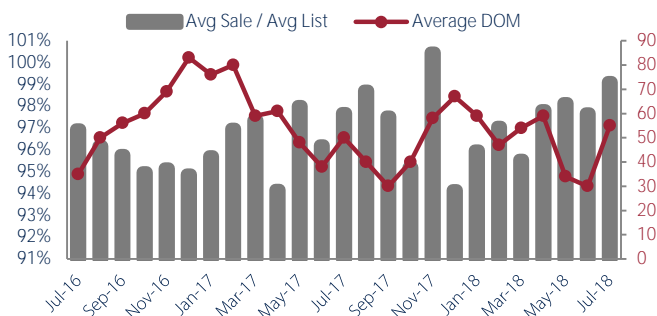
New Listings & Current Contracts

This month there were 91 homes newly listed for sale in Abington, Huntington Valley, and Jenkintown compared to 98 in July 2017, a decrease of 7%. There were 90 current contracts pending sale this July compared to 66 a year ago. The number of current contracts is 36% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Abington, Huntington Valley, and Jenkintown was 99.1% of the average list price, which is 1.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 55, higher than the average last year, which was 50, an increase of 10%.



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