



# The Long & Foster Market Minute™

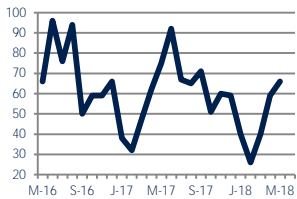
Focus On: Abington, Huntington Valley, and Jenkintown Housing Market

May 2018

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

## Units Sold

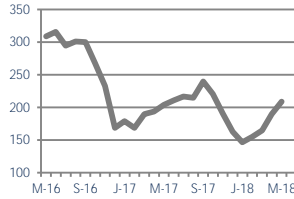
66



Down -12%  
Vs. Year Ago

## Active Inventory

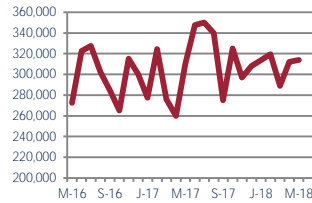
209



Up 2%  
Vs. Year Ago

## Median Sale Price

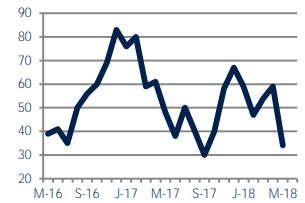
\$314,000



Up 1%  
Vs. Year Ago

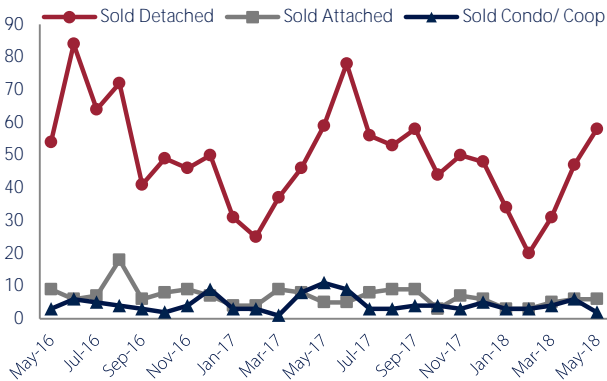
## Days On Market

34



Down -29%  
Vs. Year Ago

## Units Sold\*



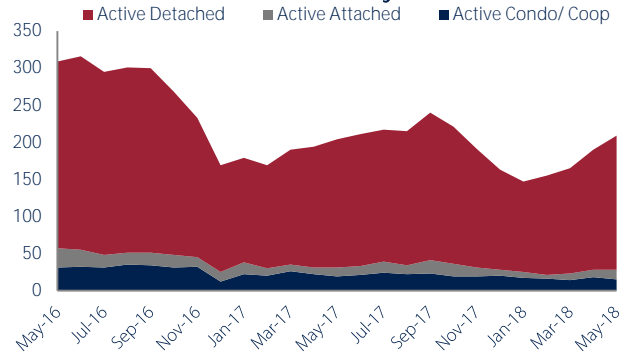
## Units Sold

There was an increase in total units sold in May, with 66 sold this month in Abington, Huntington Valley, and Jenkintown versus 59 last month, an increase of 12%. This month's total units sold was lower than at this time last year, a decrease of 12% versus May 2017.

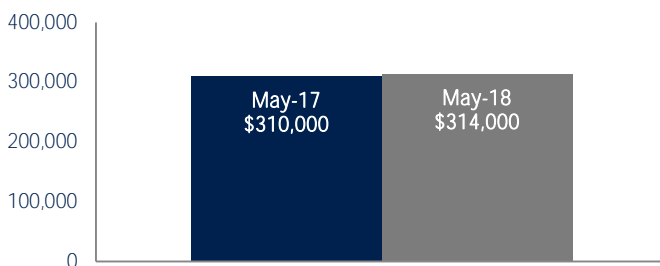
## Active Inventory

Versus last year, the total number of homes available this month is higher by 5 units or 2%. The total number of active inventory this May was 209 compared to 204 in May 2017. This month's total of 209 is higher than the previous month's total supply of available inventory of 190, an increase of 10%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last May, the median sale price for Abington, Huntington Valley, and Jenkintown Homes was \$310,000. This May, the median sale price was \$314,000, an increase of 1% or \$4,000 compared to last year. The current median sold price is 1% higher than in April.

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.

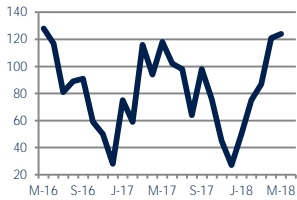
Information included in this report is based on data supplied by TREND and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently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



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

### New Listings

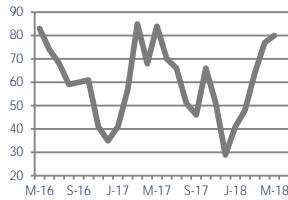
124



**Up 5%**  
Vs. Year Ago

### Current Contracts

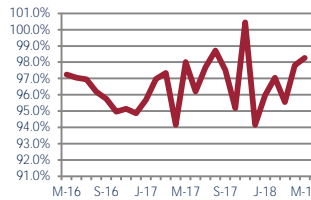
80



**Down -5%**  
Vs. Year Ago

### Sold Vs. List Price

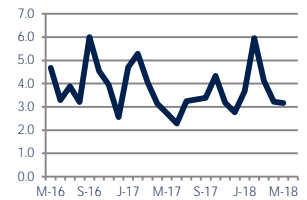
98.3%



**No Change**  
Vs. Year Ago

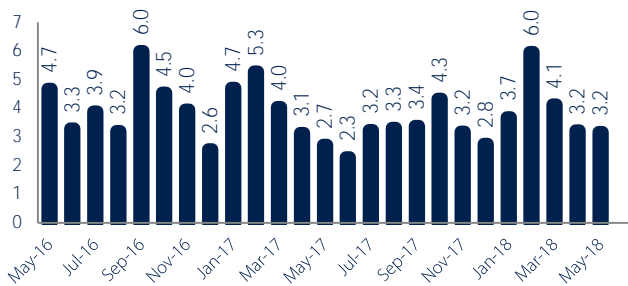
### Months of Supply

3.2



**Up 17%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

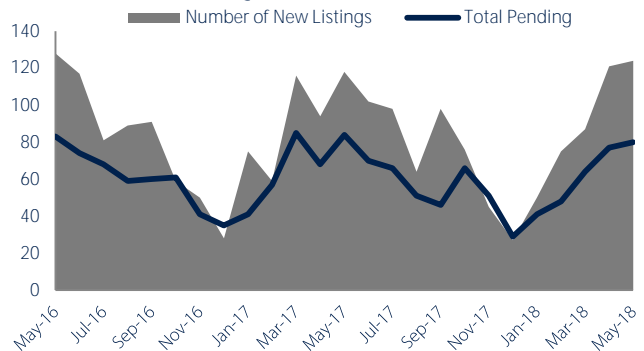
In May, there was 3.2 months of supply available in Abington, Huntington Valley, and Jenkintown, compared to 2.7 in May 2017. That is an increase of 16% versus a year ago.

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.

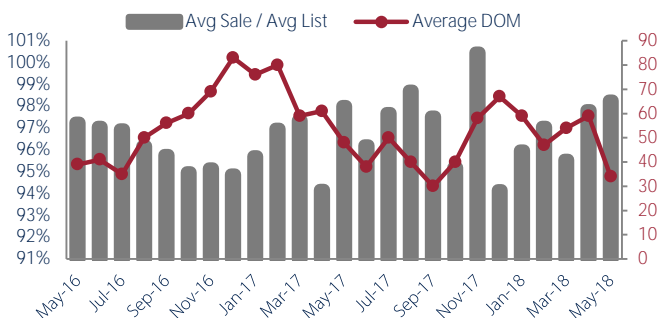
### New Listings & Current Contracts

This month there were 124 homes newly listed for sale in Abington, Huntington Valley, and Jenkintown compared to 118 in May 2017, an increase of 5%. There were 80 current contracts pending sale this May compared to 84 a year ago. The number of current contracts is 5% lower than last May.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In May, the average sale price in Abington, Huntington Valley, and Jenkintown was 98.3% 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 34, lower than the average last year, which was 48, a decrease of 29%.



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