

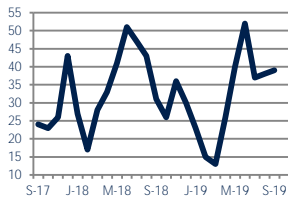
**Focus On: Ambler Housing Market**

September 2019

Zip Code(s): 19002, 19437 and 19477

**Units Sold**

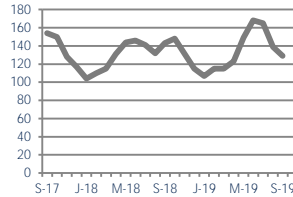
39



**Up 26%**  
Vs. Year Ago

**Active Inventory**

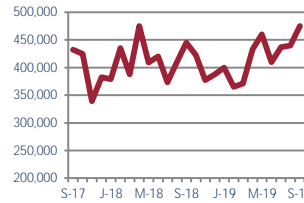
129



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

**Median Sale Price**

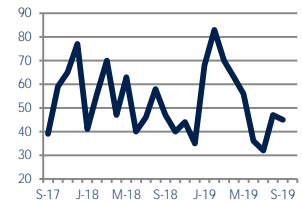
\$475,000



**Up 7%**  
Vs. Year Ago

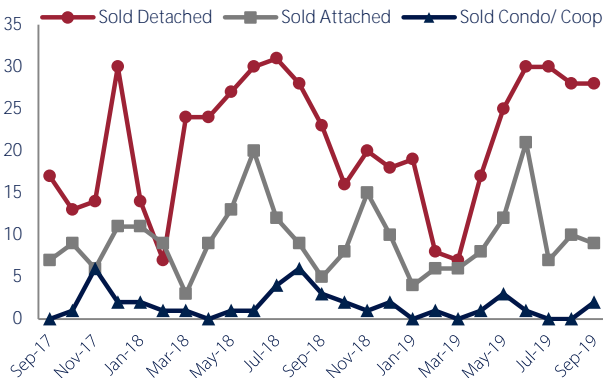
**Days On Market**

45



**Down -4%**  
Vs. Year Ago

**Units Sold\***



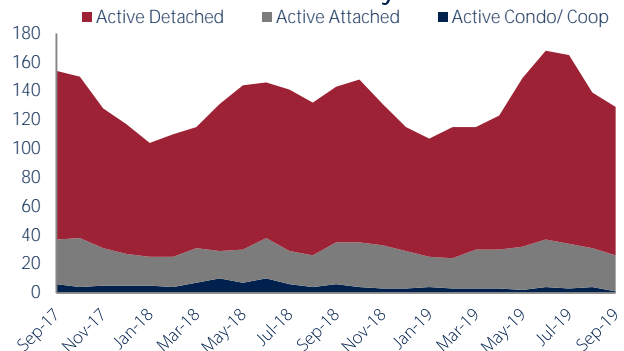
**Units Sold**

There was an increase in total units sold in September, with 39 sold this month in Ambler versus 38 last month, an increase of 3%. This month's total units sold was higher than at this time last year, an increase of 26% versus September 2018.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 14 units or 10%. The total number of active inventory this September was 129 compared to 143 in September 2018. This month's total of 129 is lower than the previous month's total supply of available inventory of 139, a decrease of 7%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last September, the median sale price for Ambler Homes was \$445,000. This September, the median sale price was \$475,000, an increase of 7% or \$30,000 compared to last year. The current median sold price is 8% 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.



Ambler are defined as properties listed in zip code/s 19002, 19437 and 19477.

\*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.



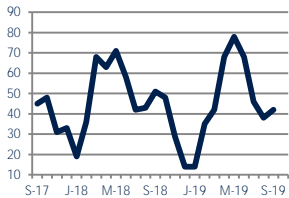
## Focus On: Ambler Housing Market

September 2019

Zip Code(s): 19002, 19437 and 19477

### New Listings

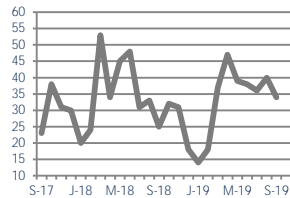
42



Down -18%  
Vs. Year Ago

### Current Contracts

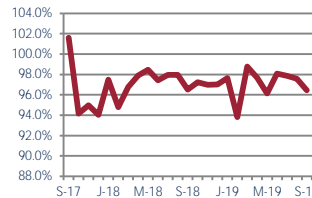
34



Up 36%  
Vs. Year Ago

### Sold Vs. List Price

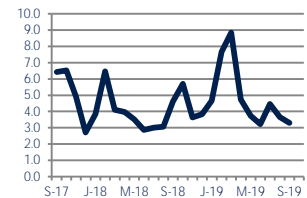
96.5%



No Change  
Vs. Year Ago

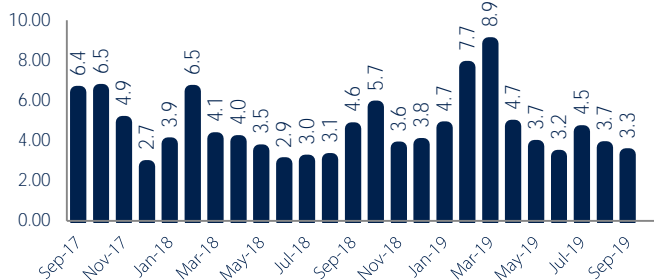
### Months of Supply

3.3



Down -28%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

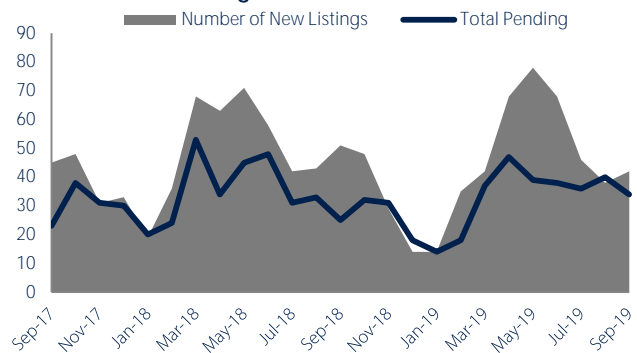
In September, there was 3.3 months of supply available in Ambler, compared to 4.6 in September 2018. That is a decrease of 28% versus a year ago.

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.

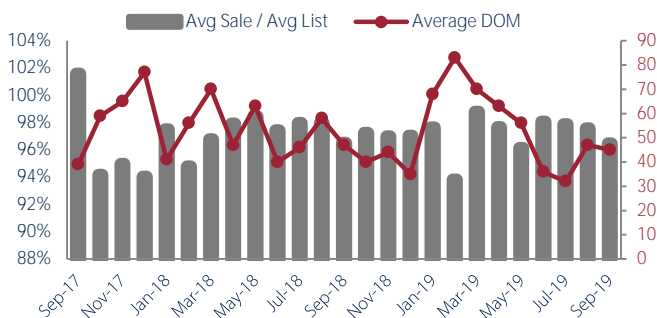
### New Listings & Current Contracts

This month there were 42 homes newly listed for sale in Ambler compared to 51 in September 2018, a decrease of 18%. There were 34 current contracts pending sale this September compared to 25 a year ago. The number of current contracts is 36% 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 Ambler was 96.5% 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 45, lower than the average last year, which was 47, a decrease of 4%.



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