



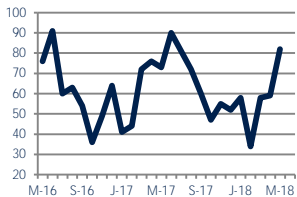
Focus On: Bella Vista Housing Market

May 2018

Zip Code(s): 19147

Units Sold

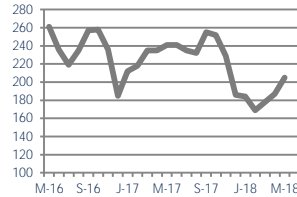
82



Up 12%
Vs. Year Ago

Active Inventory

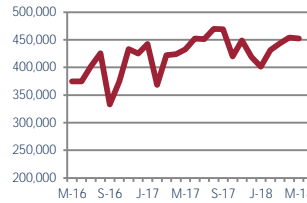
205



Down -15%
Vs. Year Ago

Median Sale Price

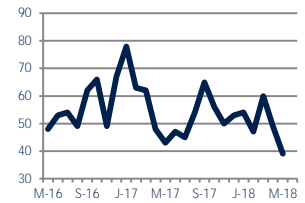
\$452,500



Up 5%
Vs. Year Ago

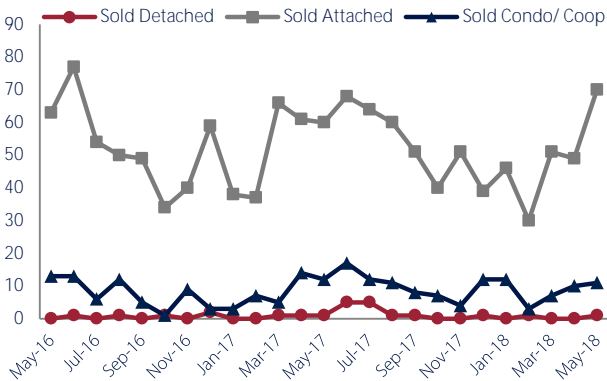
Days On Market

39



Down -9%
Vs. Year Ago

Units Sold*



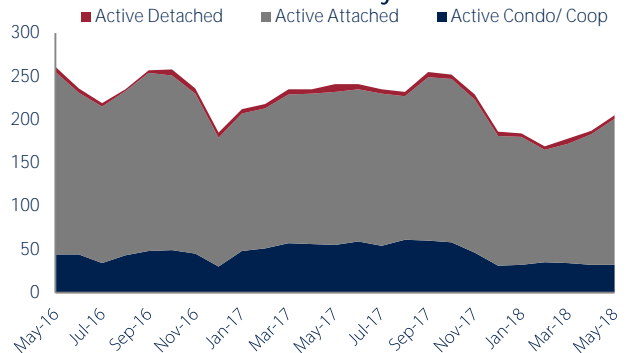
Units Sold

There was an increase in total units sold in May, with 82 sold this month in Bella Vista. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 36 units or 15%. The total number of active inventory this May was 205 compared to 241 in May 2017. This month's total of 205 is higher than the previous month's total supply of available inventory of 187, an increase of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Bella Vista Homes was \$432,500. This May, the median sale price was \$452,500, an increase of 5% or \$20,000 compared to last year. The current median sold price is approximately the same as the median price in April.

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

Bella Vista are defined as properties listed in zip code/s 19147.

*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.



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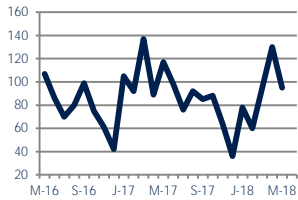
Focus On: Bella Vista Housing Market

May 2018

Zip Code(s): 19147

New Listings

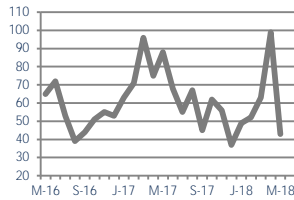
95



Down -19%
Vs. Year Ago

Current Contracts

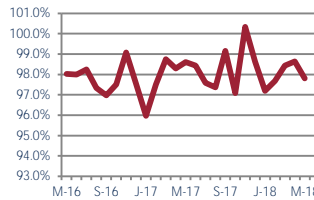
43



Down -51%
Vs. Year Ago

Sold Vs. List Price

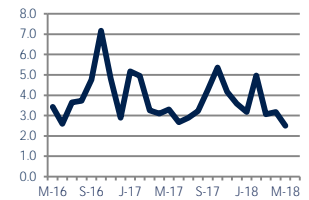
97.8%



Down -0.8%
Vs. Year Ago

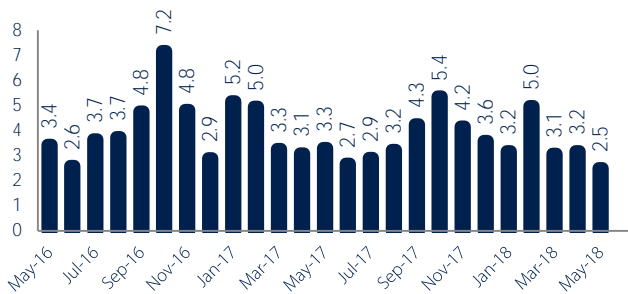
Months of Supply

2.5



Down -24%
Vs. Year Ago

Months Of Supply



Months of Supply

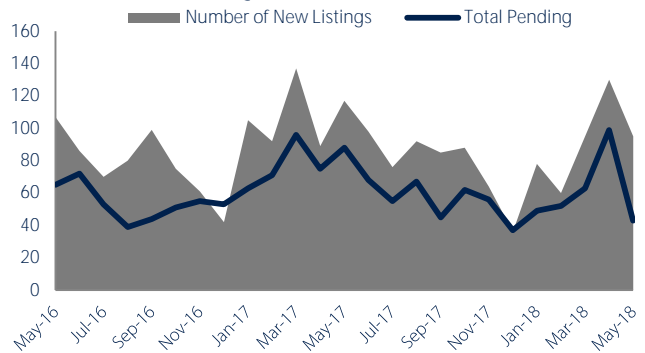
In May, there was 2.5 months of supply available in Bella Vista, compared to 3.3 in May 2017. That is a decrease of 24% versus a year ago.

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.

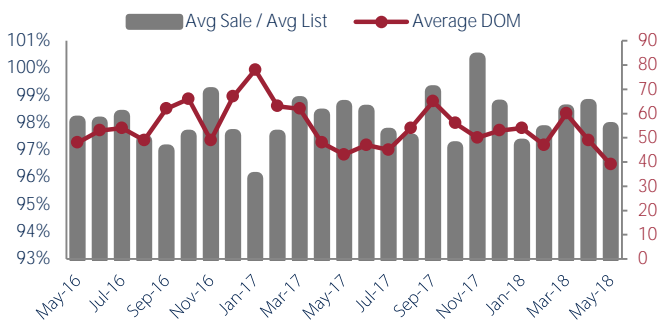
New Listings & Current Contracts

This month there were 95 homes newly listed for sale in Bella Vista compared to 117 in May 2017, a decrease of 19%. There were 43 current contracts pending sale this May compared to 88 a year ago. The number of current contracts is 51% 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 Bella Vista was 97.8% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 39, lower than the average last year, which was 43, a decrease of 9%.



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