



The Long & Foster Market Minute™

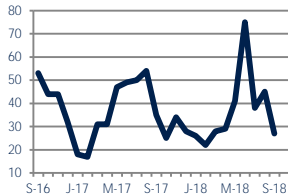
Focus On: Blue Bell, Five Points, and Plymouth Meeting Housing Market

September 2018

Zip Code(s): 19422 and 19462

Units Sold

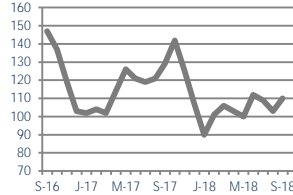
27



Down
Vs. Year Ago

Active Inventory

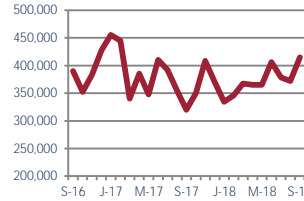
110



Down -15%
Vs. Year Ago

Median Sale Price

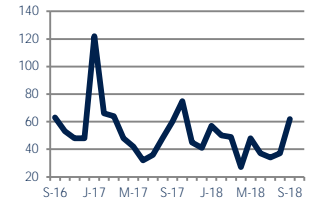
\$415,000



Up
Vs. Year Ago

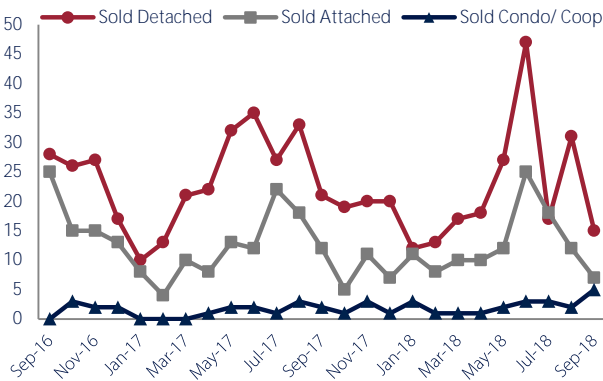
Days On Market

62



Up 3%
Vs. Year Ago

Units Sold*



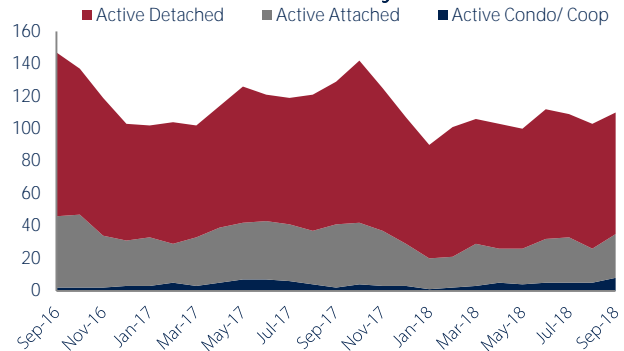
Units Sold

With relatively few transactions, there was a decrease in total units sold in September, with 27 sold this month in Blue Bell, Five Points, and Plymouth Meeting. This month's total units sold was lower than at this time last year, a decrease from September 2017.

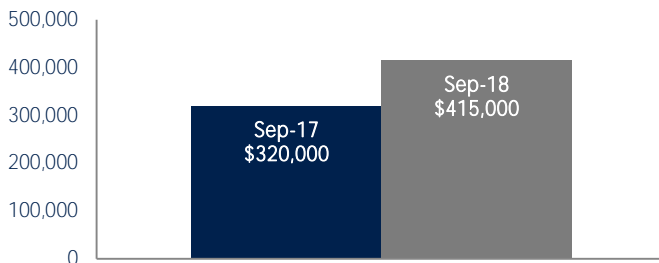
Active Inventory

Versus last year, the total number of homes available this month is lower by 19 units or 15%. The total number of active inventory this September was 110 compared to 129 in September 2017. This month's total of 110 is higher than the previous month's total supply of available inventory of 103, an increase of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last September, the median sale price for Blue Bell, Five Points, and Plymouth Meeting Homes was \$320,000. This September, the median sale price was \$415,000, an increase of \$95,000 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.



Blue Bell, Five Points, and Plymouth Meeting are defined as properties listed in zip code/s 19422 and 19462.

*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.

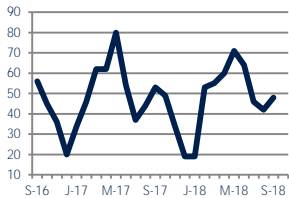
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Zip Code(s): 19422 and 19462

New Listings

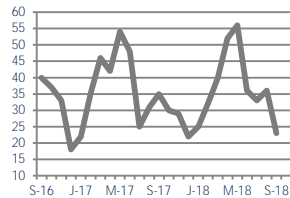
48



Down -9%
Vs. Year Ago

Current Contracts

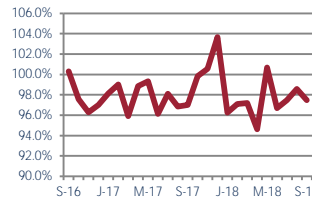
23



Down -34%
Vs. Year Ago

Sold Vs. List Price

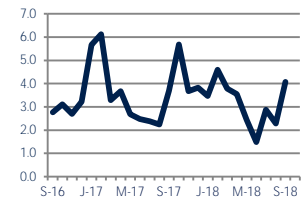
97.5%



Up 0.5%
Vs. Year Ago

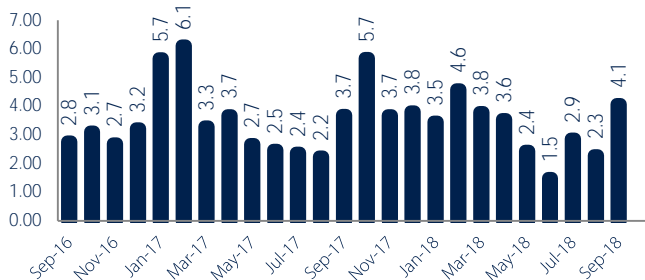
Months of Supply

4.1



Up 10%
Vs. Year Ago

Months Of Supply



Months of Supply

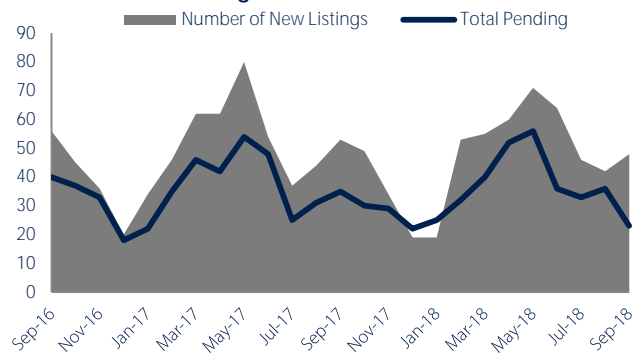
In September, there was 4.1 months of supply available in Blue Bell, Five Points, and Plymouth Meeting, compared to 3.7 in September 2017. That is an increase of 11% versus a year ago.

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.

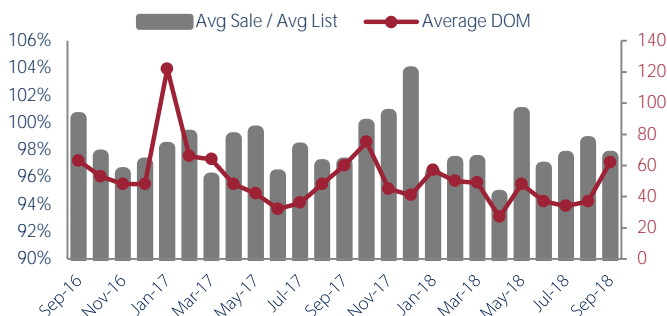
New Listings & Current Contracts

This month there were 48 homes newly listed for sale in Blue Bell, Five Points, and Plymouth Meeting compared to 53 in September 2017, a decrease of 9%. There were 23 current contracts pending sale this September compared to 35 a year ago. The number of current contracts is 34% lower 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 Blue Bell, Five Points, and Plymouth Meeting was 97.5% of the average list price, which is 0.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 62, higher than the average last year, which was 60, an increase of 3%.



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