



# The Long & Foster Market Minute™

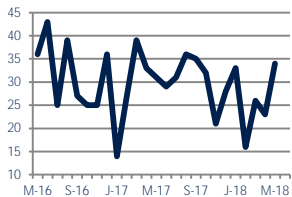
Focus On: Bridgeport and King of Prussia Housing Market

May 2018

Zip Code(s): 19406 and 19405

## Units Sold

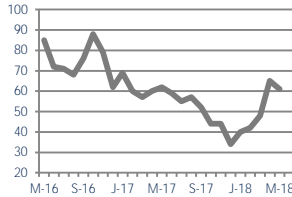
34



Up  
Vs. Year Ago

## Active Inventory

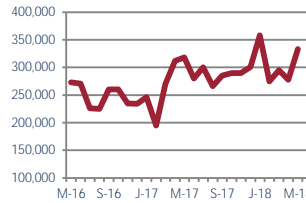
61



Down -2%  
Vs. Year Ago

## Median Sale Price

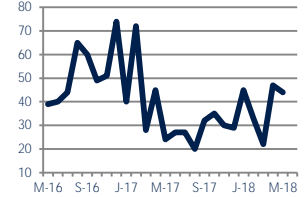
\$333,000



Up 5%  
Vs. Year Ago

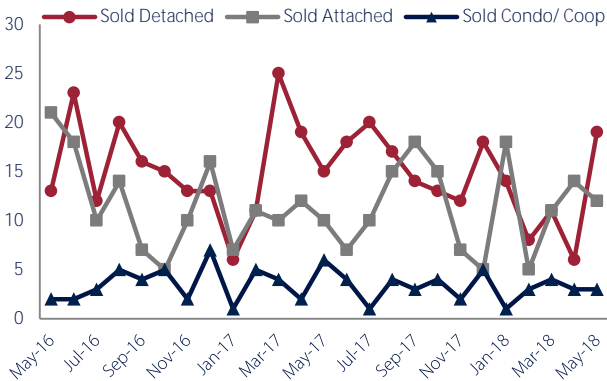
## Days On Market

44



Up  
Vs. Year Ago

## Units Sold\*



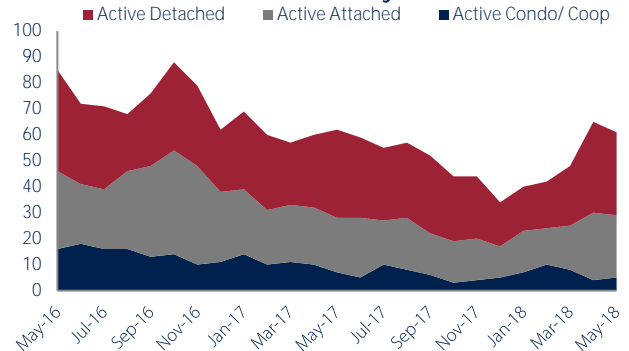
## Units Sold

With relatively few transactions, there was an increase in total units sold in May, with 34 sold this month in Bridgeport and King of Prussia. This month's total units sold was higher than at this time last year, an increase from May 2017.

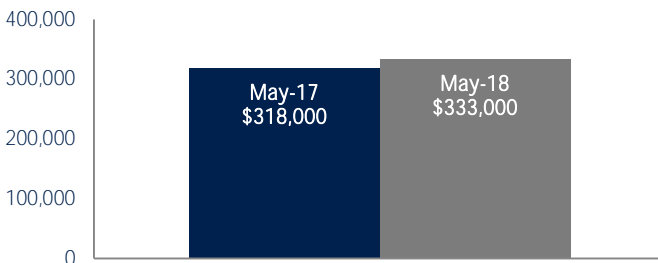
## Active Inventory

Versus last year, the total number of homes available this month is lower by 1 units or 2%. The total number of active inventory this May was 61 compared to 62 in May 2017. This month's total of 61 is lower than the previous month's total supply of available inventory of 65, a decrease of 6%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last May, the median sale price for Bridgeport and King of Prussia Homes was \$318,000. This May, the median sale price was \$333,000, an increase of 5% or \$15,000 compared to last year. The current median sold price is 20% 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.

Bridgeport and King of Prussia are defined as properties listed in zip code/s 19406 and 19405.

\*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.



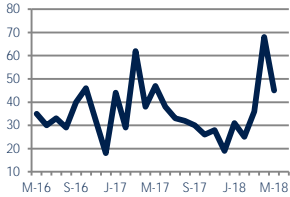
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



Zip Code(s): 19406 and 19405

**New Listings**

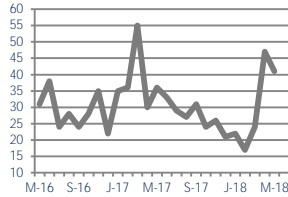
45



Down -4%  
Vs. Year Ago

**Current Contracts**

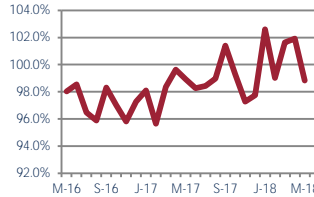
41



Up 14%  
Vs. Year Ago

**Sold Vs. List Price**

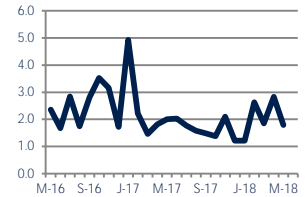
98.8%



No Change  
Vs. Year Ago

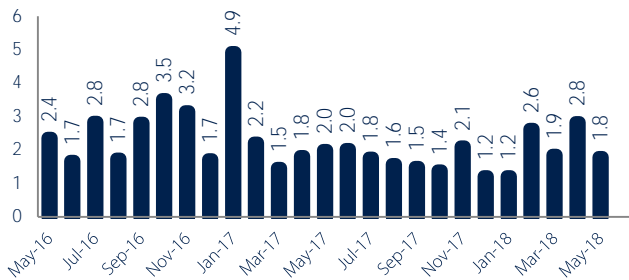
**Months of Supply**

1.8



Down -10%  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

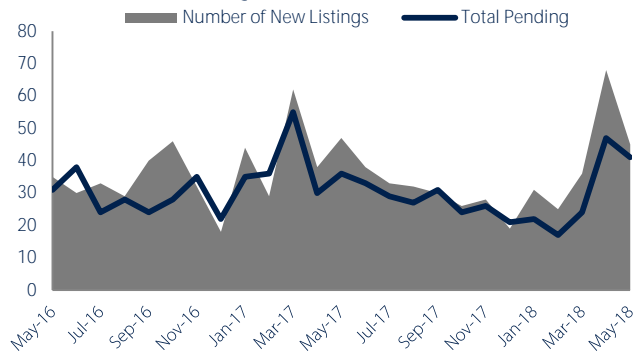
In May, there was 1.8 months of supply available in Bridgeport and King of Prussia, compared to 2.0 in May 2017. That is a decrease of 10% versus a year ago.

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.

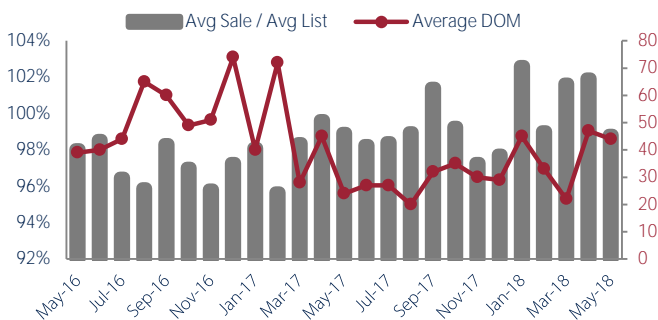
**New Listings & Current Contracts**

This month there were 45 homes newly listed for sale in Bridgeport and King of Prussia compared to 47 in May 2017, a decrease of 4%. There were 41 current contracts pending sale this May compared to 36 a year ago. The number of current contracts is 14% higher 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 Bridgeport and King of Prussia was 98.8% 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 44, higher than the average last year, which was 24. This increase was impacted by the limited number of sales.



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