

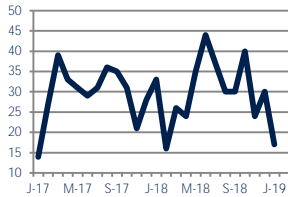
Focus On: Bridgeport and King of Prussia Housing Market

January 2019

Zip Code(s): 19406 and 19405

Units Sold

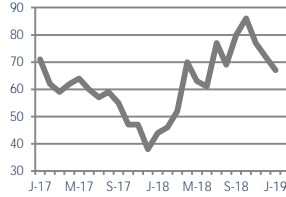
17



Down
Vs. Year Ago

Active Inventory

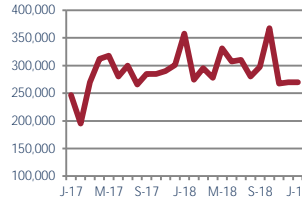
67



Up 52%
Vs. Year Ago

Median Sale Price

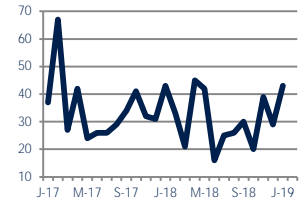
\$270,000



Down -25%
Vs. Year Ago

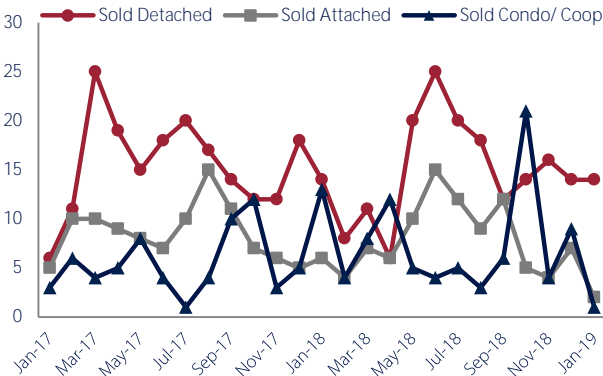
Days On Market

43



No Change
Vs. Year Ago

Units Sold*



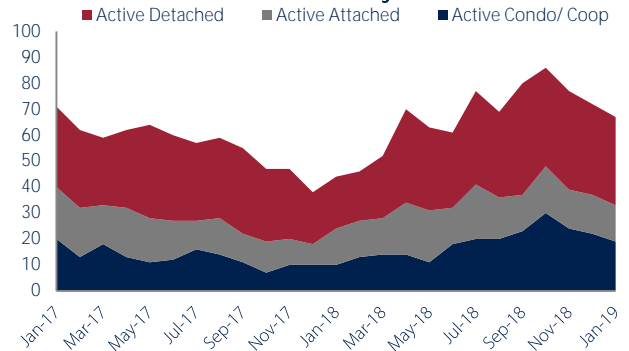
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 17 sold this month in Bridgeport and King of Prussia. This month's total units sold was lower than at this time last year, a decrease from January 2018.

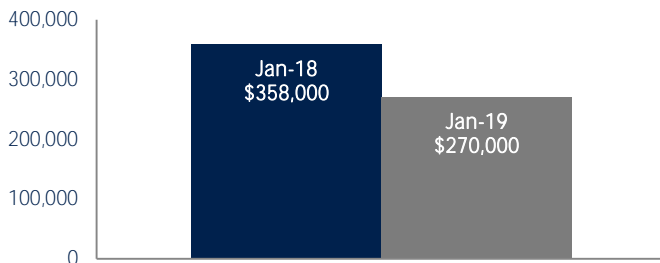
Active Inventory

Versus last year, the total number of homes available this month is higher by 23 units or 52%. The total number of active inventory this January was 67 compared to 44 in January 2018. This month's total of 67 is lower than the previous month's total supply of available inventory of 72, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Bridgeport and King of Prussia Homes was \$358,000. This January, the median sale price was \$270,000, a decrease of 25% or \$88,000 compared to last year. The current median sold price is approximately the same as the median price in December.

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 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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE

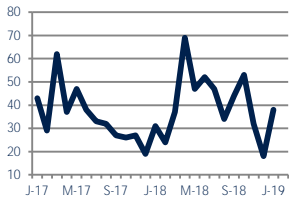




Zip Code(s): 19406 and 19405

New Listings

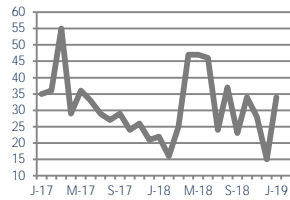
38



Up 23%
Vs. Year Ago

Current Contracts

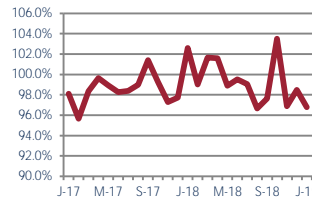
34



Up 55%
Vs. Year Ago

Sold Vs. List Price

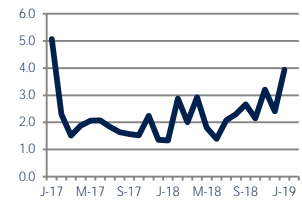
96.8%



Down
Vs. Year Ago

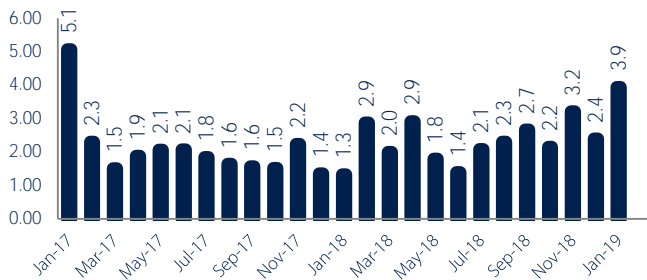
Months of Supply

3.9



Up 196%
Vs. Year Ago

Months Of Supply



Months of Supply

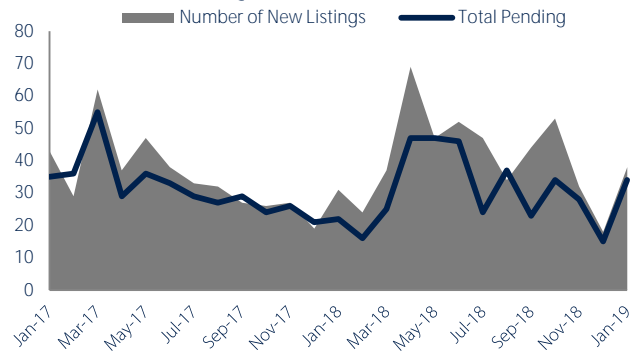
In January, there was 3.9 months of supply available in Bridgeport and King of Prussia, compared to 1.3 in January 2018. That is an increase of 196% versus a year ago.

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.

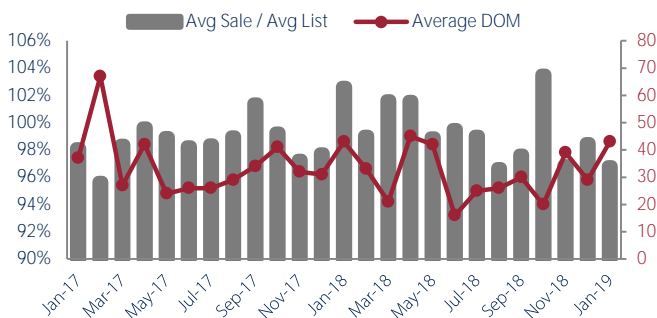
New Listings & Current Contracts

This month there were 38 homes newly listed for sale in Bridgeport and King of Prussia compared to 31 in January 2018, an increase of 23%. There were 34 current contracts pending sale this January compared to 22 a year ago. The number of current contracts is 55% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Bridgeport and King of Prussia was 96.8% of the average list price, which is lower than at this time last year.

Days On Market

This month, the average number of days on market was 43, which is similar compared to a year ago.



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