

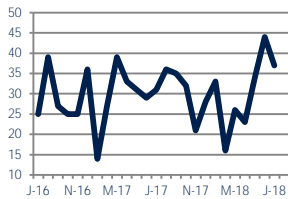
Focus On: Bridgeport and King of Prussia Housing Market

July 2018

Zip Code(s): 19406 and 19405

Units Sold

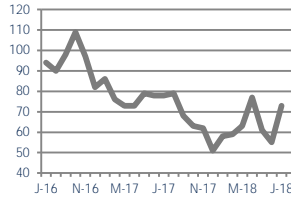
37



Up 19%
Vs. Year Ago

Active Inventory

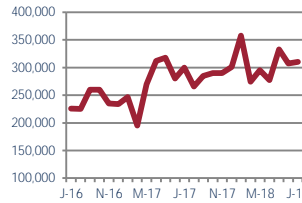
73



Down -6%
Vs. Year Ago

Median Sale Price

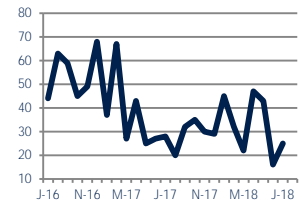
\$310,000



Up 3%
Vs. Year Ago

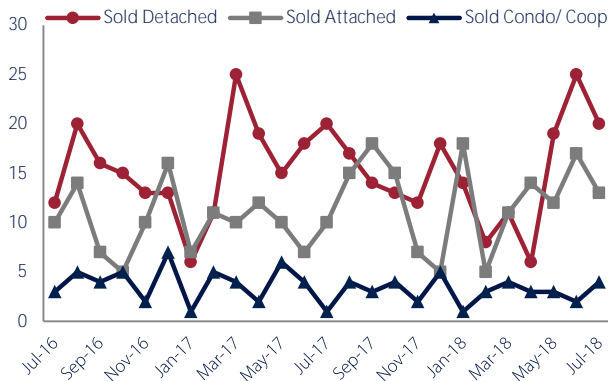
Days On Market

25



Down -11%
Vs. Year Ago

Units Sold*



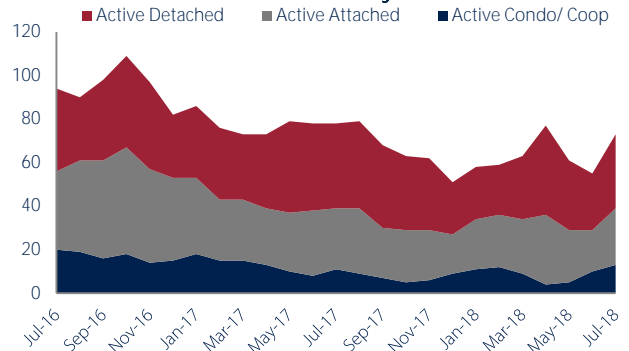
Units Sold

There was a decrease in total units sold in July, with 37 sold this month in Bridgeport and King of Prussia versus 44 last month, a decrease of 16%. This month's total units sold was higher than at this time last year, an increase of 19% versus July 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 5 units or 6%. The total number of active inventory this July was 73 compared to 78 in July 2017. This month's total of 73 is higher than the previous month's total supply of available inventory of 55, an increase of 33%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Bridgeport and King of Prussia Homes was \$300,000. This July, the median sale price was \$310,000, an increase of 3% or \$10,000 compared to last year. The current median sold price is 1% higher than in June.

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.



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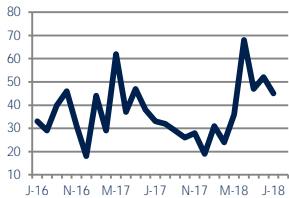
Focus On: Bridgeport and King of Prussia Housing Market

July 2018

Zip Code(s): 19406 and 19405

New Listings

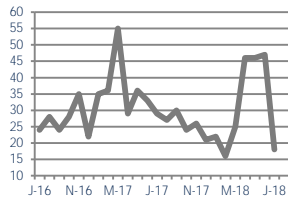
45



Up 36%
Vs. Year Ago

Current Contracts

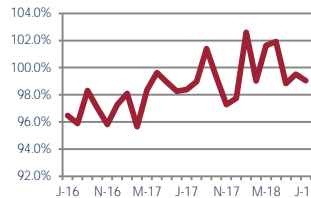
18



Down -38%
Vs. Year Ago

Sold Vs. List Price

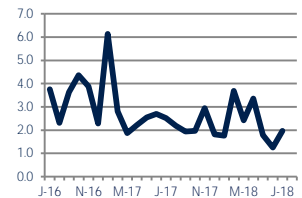
99.0%



Up 0.7%
Vs. Year Ago

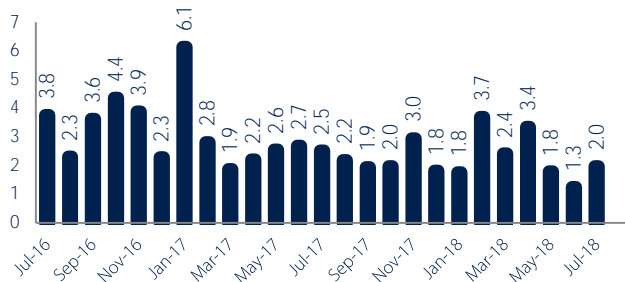
Months of Supply

2.0



Down -22%
Vs. Year Ago

Months Of Supply



Months of Supply

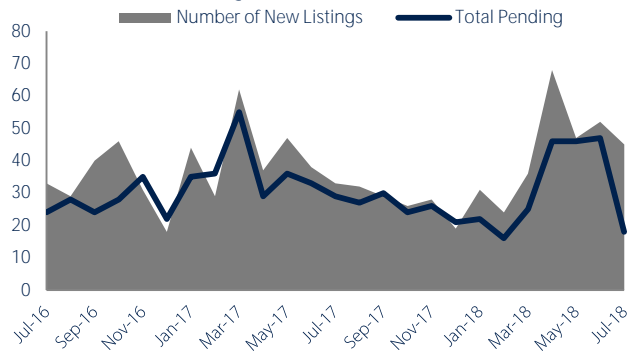
In July, there was 2.0 months of supply available in Bridgeport and King of Prussia, compared to 2.5 in July 2017. That is a decrease of 22% versus a year ago.

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.

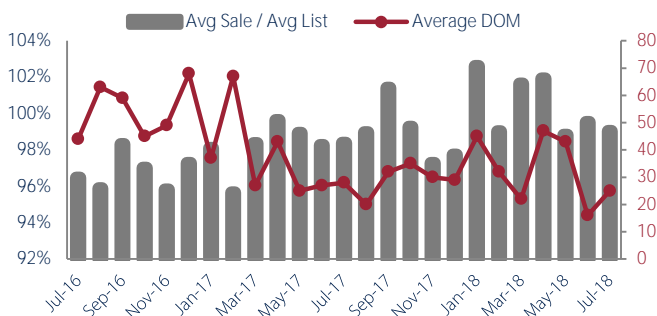
New Listings & Current Contracts

This month there were 45 homes newly listed for sale in Bridgeport and King of Prussia compared to 33 in July 2017, an increase of 36%. There were 18 current contracts pending sale this July compared to 29 a year ago. The number of current contracts is 38% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Bridgeport and King of Prussia was 99.0% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 25, lower than the average last year, which was 28, a decrease of 11%.



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