



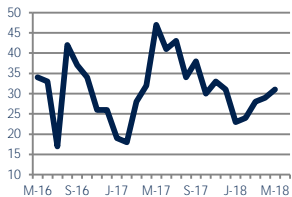
Focus On: Bristol and Croydon Housing Market

May 2018

Zip Code(s): 19021 and 19007

Units Sold

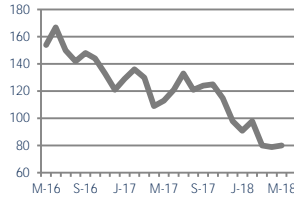
31



Down -34%
Vs. Year Ago

Active Inventory

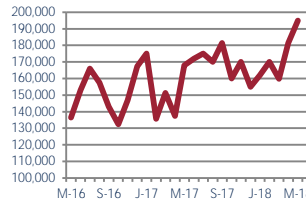
80



Down -29%
Vs. Year Ago

Median Sale Price

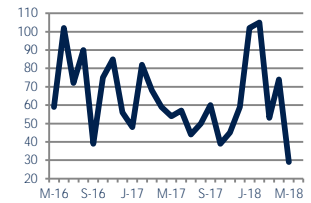
\$195,000



Up 16%
Vs. Year Ago

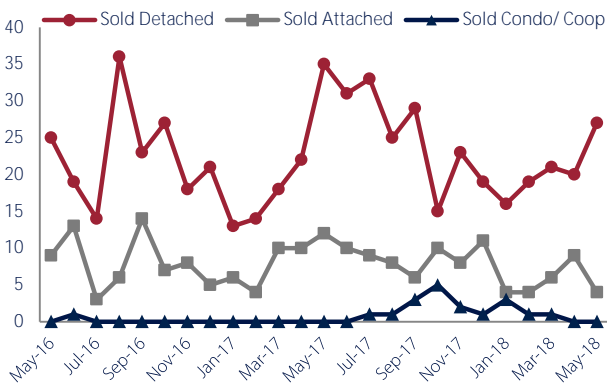
Days On Market

29



Down -46%
Vs. Year Ago

Units Sold*



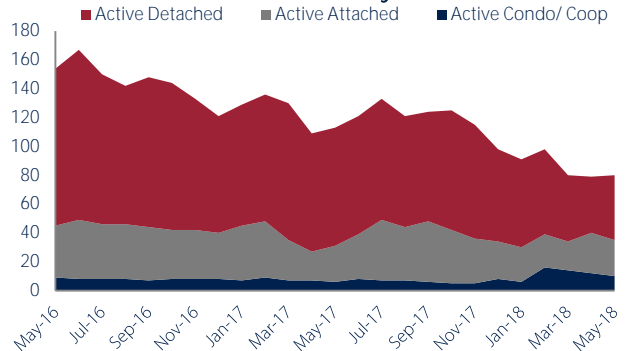
Units Sold

There was an increase in total units sold in May, with 31 sold this month in Bristol and Croydon versus 29 last month, an increase of 7%. This month's total units sold was lower than at this time last year, a decrease of 34% versus May 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 33 units or 29%. The total number of active inventory this May was 80 compared to 113 in May 2017. This month's total of 80 is higher than the previous month's total supply of available inventory of 79, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Bristol and Croydon Homes was \$168,000. This May, the median sale price was \$195,000, an increase of 16% or \$27,000 compared to last year. The current median sold price is 7% 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.

Bristol and Croydon are defined as properties listed in zip code/s 19021 and 19007.

*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



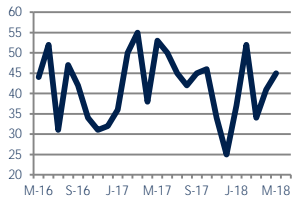
Focus On: Bristol and Croydon Housing Market

May 2018

Zip Code(s): 19021 and 19007

New Listings

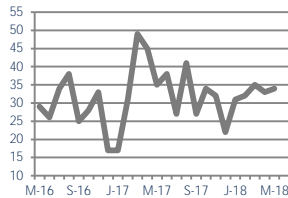
45



Down -15%
Vs. Year Ago

Current Contracts

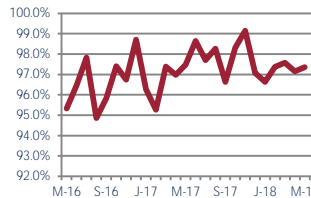
34



Down -3%
Vs. Year Ago

Sold Vs. List Price

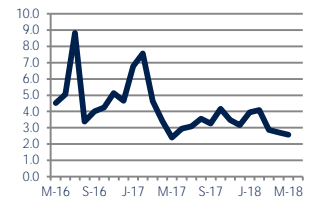
97.4%



No Change
Vs. Year Ago

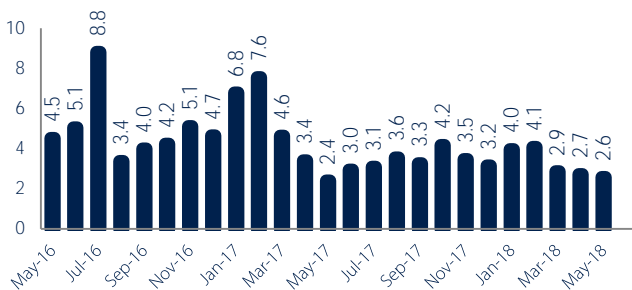
Months of Supply

2.6



Up 8%
Vs. Year Ago

Months Of Supply



Months of Supply

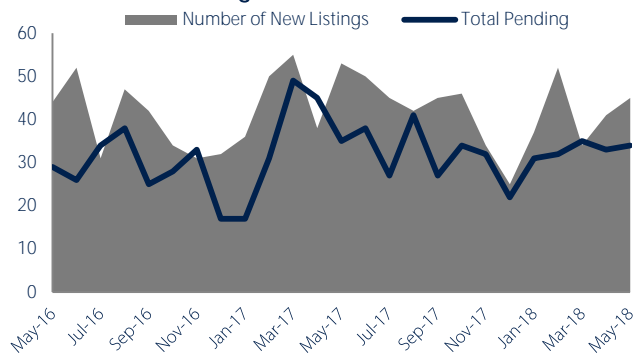
In May, there was 2.6 months of supply available in Bristol and Croydon, compared to 2.4 in May 2017. That is an increase of 7% versus a year ago.

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.

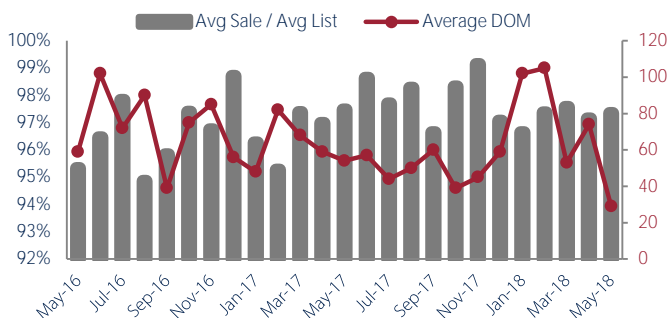
New Listings & Current Contracts

This month there were 45 homes newly listed for sale in Bristol and Croydon compared to 53 in May 2017, a decrease of 15%. There were 34 current contracts pending sale this May compared to 35 a year ago. The number of current contracts is 3% 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 Bristol and Croydon was 97.4% 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 29, lower than the average last year, which was 54, a decrease of 46%.



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