

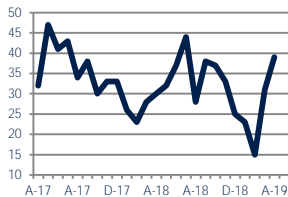
Focus On: Bristol and Croydon Housing Market

April 2019

Zip Code(s): 19021 and 19007

Units Sold

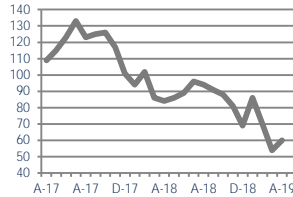
39



Up 30%
Vs. Year Ago

Active Inventory

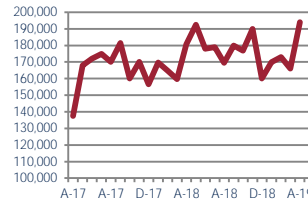
60



Down -29%
Vs. Year Ago

Median Sale Price

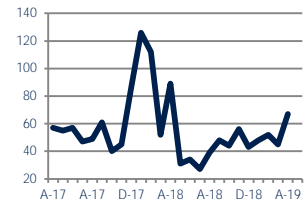
\$194,000



Up 7%
Vs. Year Ago

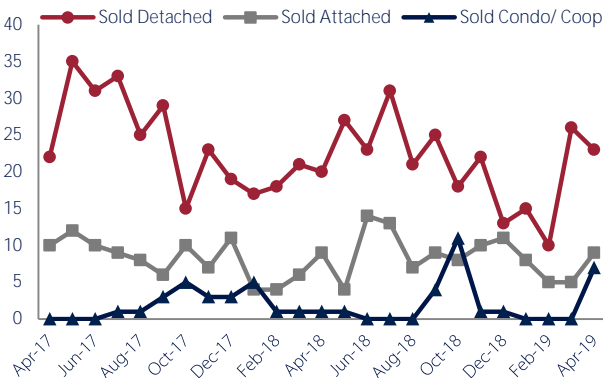
Days On Market

67



Down -25%
Vs. Year Ago

Units Sold*



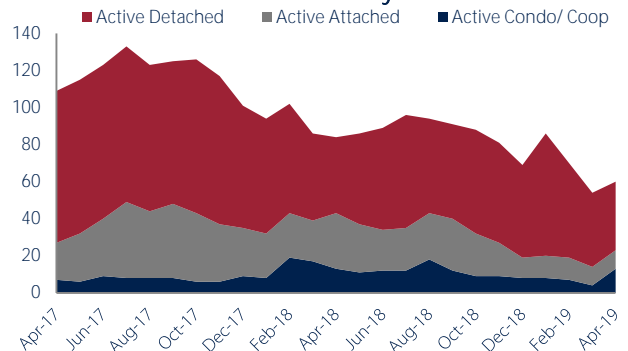
Units Sold

There was an increase in total units sold in April, with 39 sold this month in Bristol and Croydon versus 31 last month, an increase of 26%. This month's total units sold was higher than at this time last year, an increase of 30% versus April 2018.

Active Inventory

Versus last year, the total number of homes available this month is lower by 24 units or 29%. The total number of active inventory this April was 60 compared to 84 in April 2018. This month's total of 60 is higher than the previous month's total supply of available inventory of 54, an increase of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Bristol and Croydon Homes was \$180,750. This April, the median sale price was \$194,000, an increase of 7% or \$13,250 compared to last year. The current median sold price is 17% higher than in March.

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 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.



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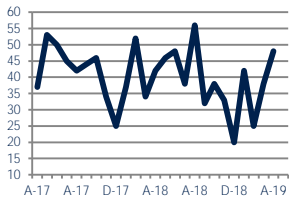
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April 2019

Zip Code(s): 19021 and 19007

New Listings

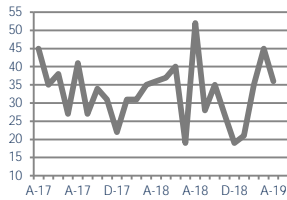
48



Up 14%
Vs. Year Ago

Current Contracts

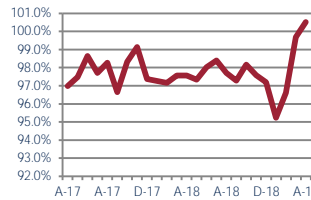
36



No Change
Vs. Year Ago

Sold Vs. List Price

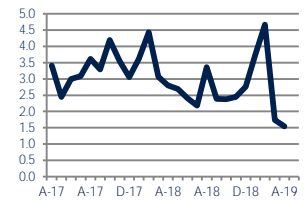
100.5%



Up 3%
Vs. Year Ago

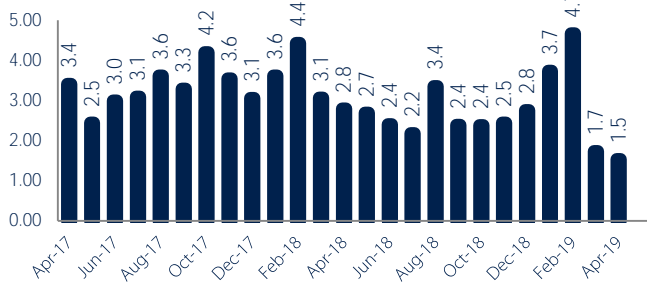
Months of Supply

1.5



Down -45%
Vs. Year Ago

Months Of Supply



Months of Supply

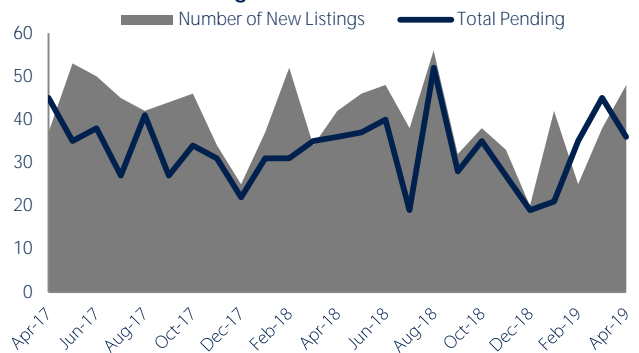
In April, there was 1.5 months of supply available in Bristol and Croydon, compared to 2.8 in April 2018. That is a decrease of 45% versus a year ago.

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.

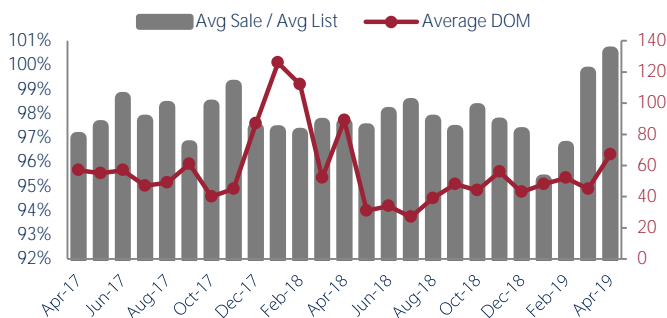
New Listings & Current Contracts

This month there were 48 homes newly listed for sale in Bristol and Croydon compared to 42 in April 2018, an increase of 14%. There were 36 current contracts pending sale this April, consistent with the volume a year ago. The number of current contracts is 20% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Bristol and Croydon was 100.5% of the average list price, which is 3.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 67, lower than the average last year, which was 89, a decrease of 25%.



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