

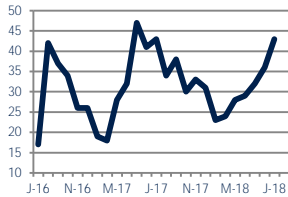
Focus On: Bristol and Croydon Housing Market

July 2018

Zip Code(s): 19021 and 19007

Units Sold

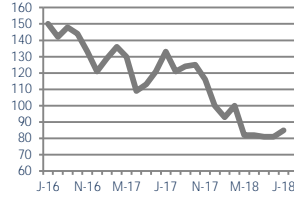
43



No Change
Vs. Year Ago

Active Inventory

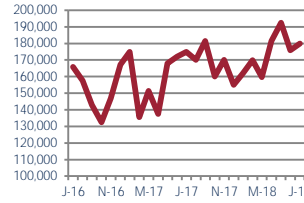
85



Down -36%
Vs. Year Ago

Median Sale Price

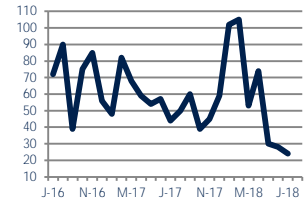
\$179,900



Up 3%
Vs. Year Ago

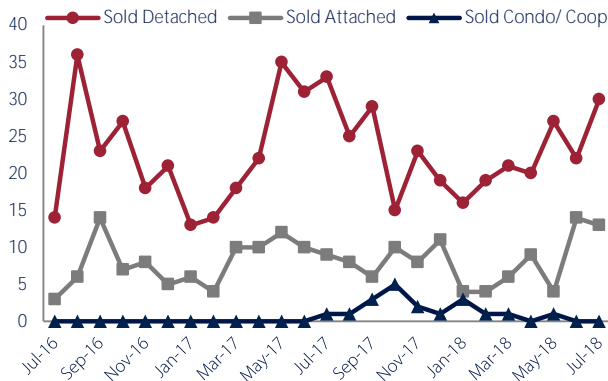
Days On Market

24



Down -45%
Vs. Year Ago

Units Sold*



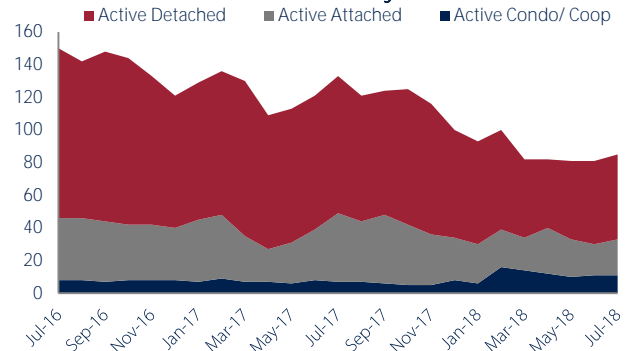
Units Sold

There was an increase in total units sold in July, with 43 sold this month in Bristol and Croydon, an increase of 19%. This month's total units sold is similar compared to a year ago.

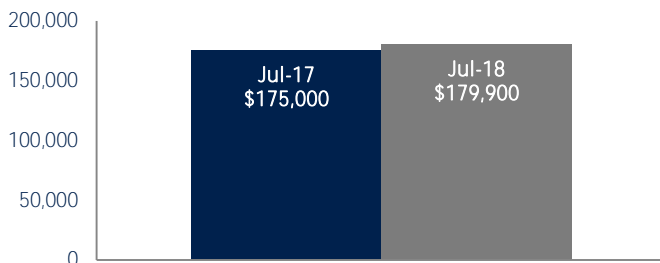
Active Inventory

Versus last year, the total number of homes available this month is lower by 48 units or 36%. The total number of active inventory this July was 85 compared to 133 in July 2017. This month's total of 85 is higher than the previous month's total supply of available inventory of 81, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Bristol and Croydon Homes was \$175,000. This July, the median sale price was \$179,900, an increase of 3% or \$4,900 compared to last year. The current median sold price is 2% 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.

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.



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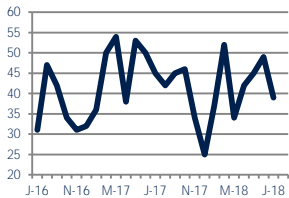
Focus On: Bristol and Croydon Housing Market

July 2018

Zip Code(s): 19021 and 19007

New Listings

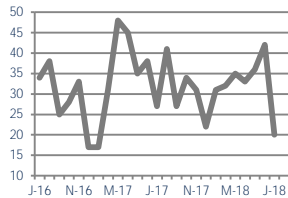
39



Down -13%
Vs. Year Ago

Current Contracts

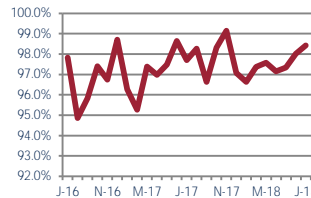
20



Down -26%
Vs. Year Ago

Sold Vs. List Price

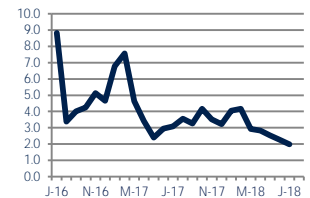
98.4%



Up 0.7%
Vs. Year Ago

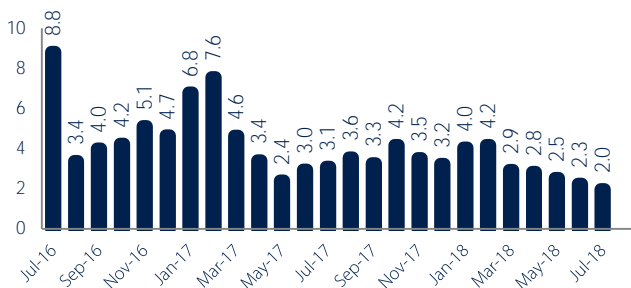
Months of Supply

2.0



Down -36%
Vs. Year Ago

Months Of Supply



Months of Supply

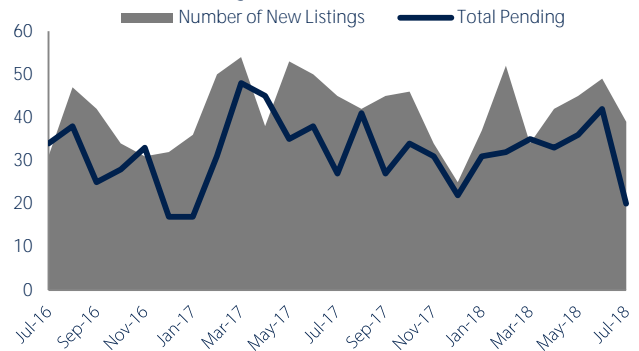
In July, there was 2.0 months of supply available in Bristol and Croydon, compared to 3.1 in July 2017. That is a decrease of 36% versus a year ago.

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.

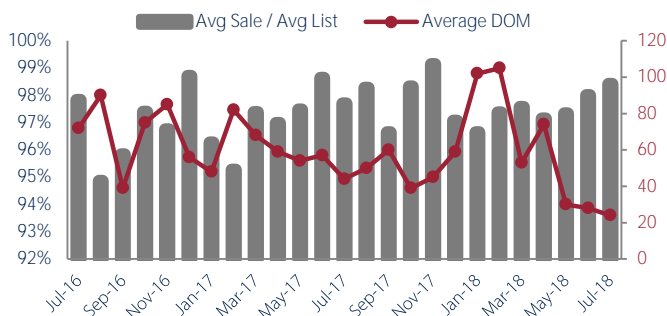
New Listings & Current Contracts

This month there were 39 homes newly listed for sale in Bristol and Croydon compared to 45 in July 2017, a decrease of 13%. There were 20 current contracts pending sale this July compared to 27 a year ago. The number of current contracts is 26% 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 Bristol and Croydon was 98.4% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 24, lower than the average last year, which was 44, a decrease of 45%.



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