



# The Long & Foster Market Minute™

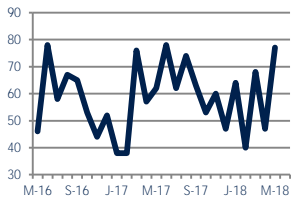
Focus On: City Line Avenue, Mt. Airy, and East Falls Housing Market

May 2018

Zip Code(s): 19144, 19129 and 19140

## Units Sold

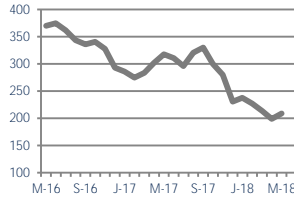
77



Up 24%  
Vs. Year Ago

## Active Inventory

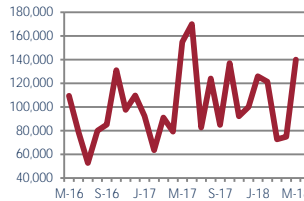
209



Down -34%  
Vs. Year Ago

## Median Sale Price

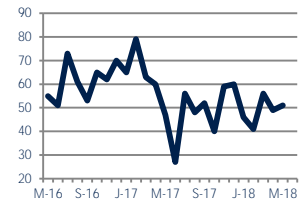
\$139,900



Down -10%  
Vs. Year Ago

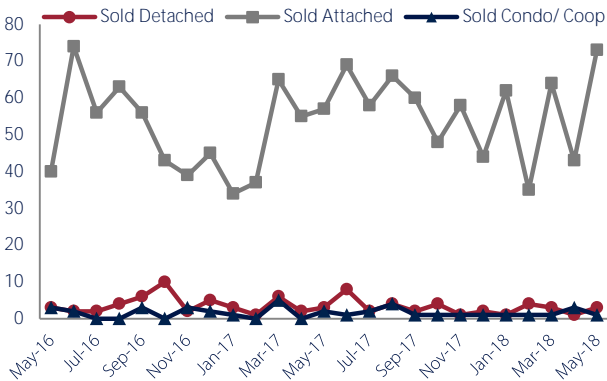
## Days On Market

51



Up 9%  
Vs. Year Ago

### Units Sold\*



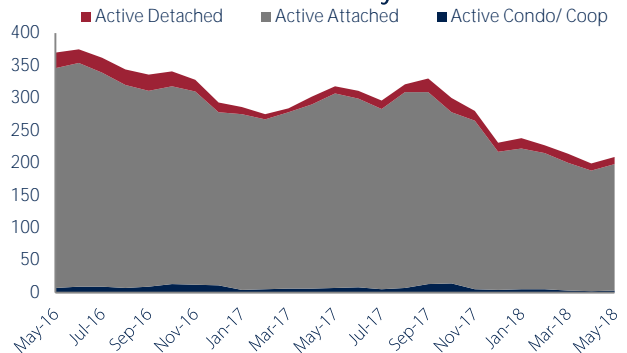
## Units Sold

There was an increase in total units sold in May, with 77 sold this month in City Line Avenue, Mt. Airy, and East Falls. This month's total units sold was higher than at this time last year.

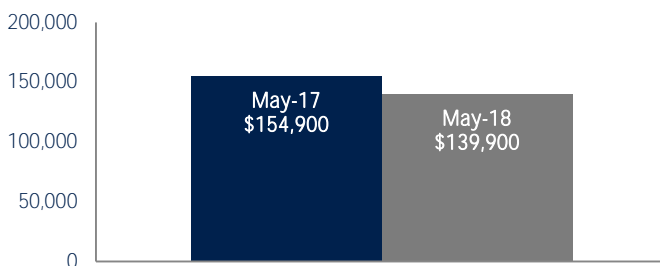
## Active Inventory

Versus last year, the total number of homes available this month is lower by 109 units or 34%. The total number of active inventory this May was 209 compared to 318 in May 2017. This month's total of 209 is higher than the previous month's total supply of available inventory of 199, an increase of 5%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last May, the median sale price for City Line Avenue, Mt. Airy, and East Falls Homes was \$154,900. This May, the median sale price was \$139,900, a decrease of \$15,000 compared to last year. The current median sold price is 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.

City Line Avenue, Mt. Airy, and East Falls are defined as properties listed in zip code/s 19144, 19129 and 19140.

\*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.



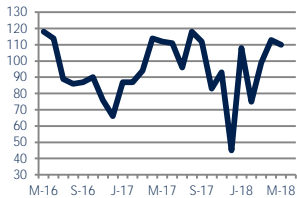
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



Zip Code(s): 19144, 19129 and 19140

**New Listings**

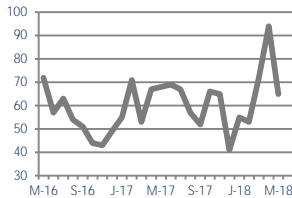
110



Down -2%  
Vs. Year Ago

**Current Contracts**

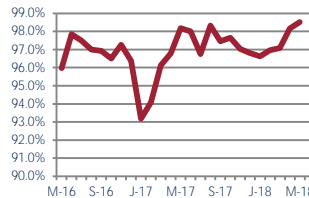
65



Down -4%  
Vs. Year Ago

**Sold Vs. List Price**

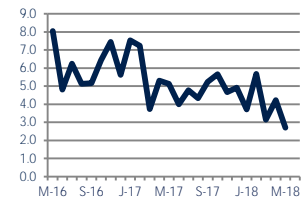
98.5%



No Change  
Vs. Year Ago

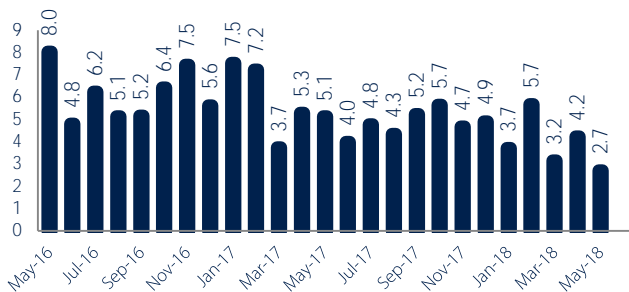
**Months of Supply**

2.7



Down -47%  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

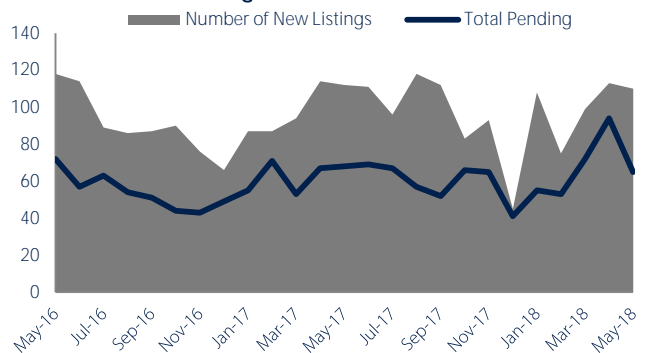
In May, there was 2.7 months of supply available in City Line Avenue, Mt. Airy, and East Falls, compared to 5.1 in May 2017. That is a decrease of 47% versus a year ago.

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.

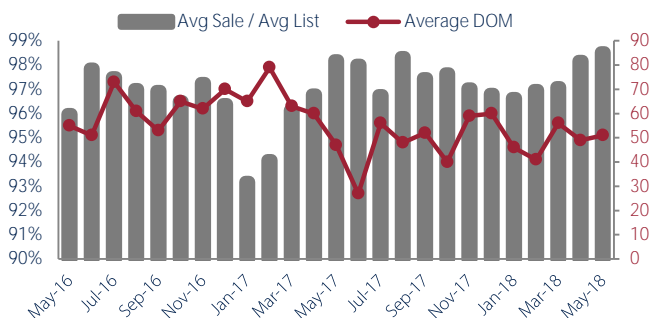
**New Listings & Current Contracts**

This month there were 110 homes newly listed for sale in City Line Avenue, Mt. Airy, and East Falls compared to 112 in May 2017, a decrease of 2%. There were 65 current contracts pending sale this May compared to 68 a year ago. The number of current contracts is 4% 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 City Line Avenue, Mt. Airy, and East Falls was 98.5% 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 51, higher than the average last year, which was 47, an increase of 9%.



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