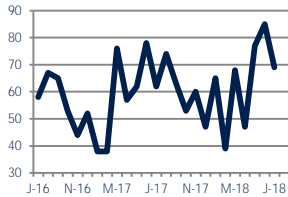


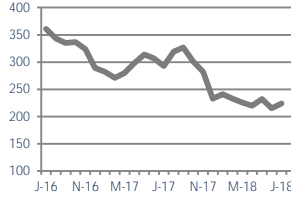
Zip Code(s): 19144, 19129 and 19140

Units Sold
69



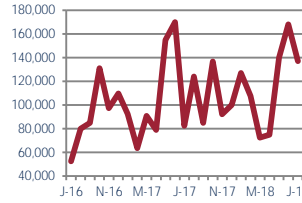
Up 11%
Vs. Year Ago

Active Inventory
224



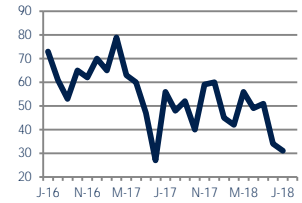
Down -24%
Vs. Year Ago

Median Sale Price
\$137,000



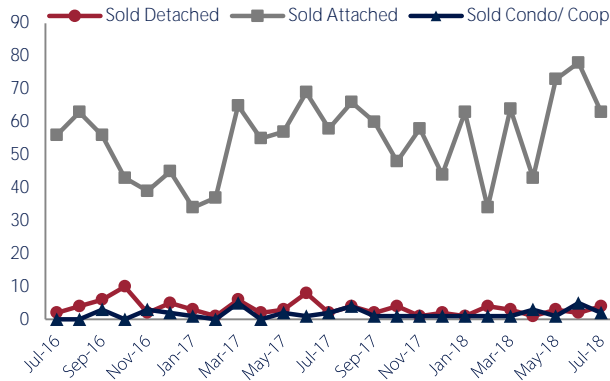
Up
Vs. Year Ago

Days On Market
31



Down -45%
Vs. Year Ago

Units Sold*



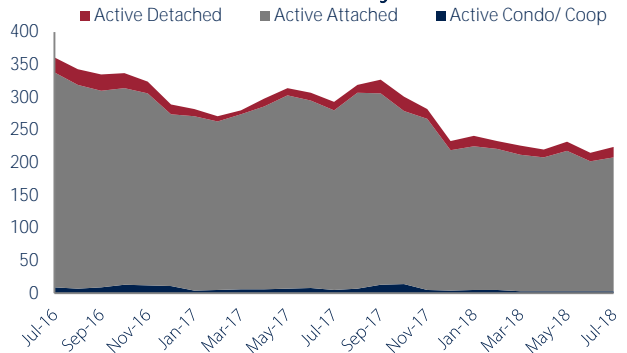
Units Sold

There was a decrease in total units sold in July, with 69 sold this month in City Line Avenue, Mt. Airy, and East Falls versus 85 last month, a decrease of 19%. This month's total units sold was higher than at this time last year, an increase of 11% versus July 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 69 units or 24%. The total number of active inventory this July was 224 compared to 293 in July 2017. This month's total of 224 is higher than the previous month's total supply of available inventory of 215, an increase of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for City Line Avenue, Mt. Airy, and East Falls Homes was \$82,500. This July, the median sale price was \$137,000, an increase of \$54,500 compared to last year. The current median sold price is lower 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.



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.

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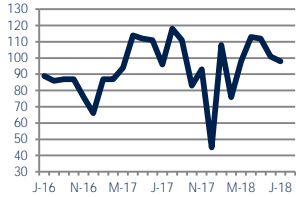




Zip Code(s): 19144, 19129 and 19140

New Listings

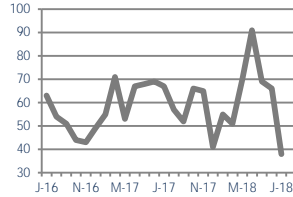
98



Up 2%
Vs. Year Ago

Current Contracts

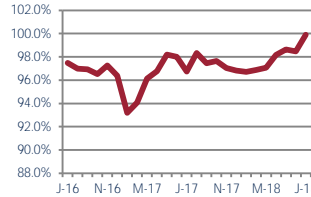
38



Down -43%
Vs. Year Ago

Sold Vs. List Price

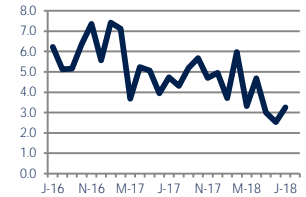
99.9%



Up 3.2%
Vs. Year Ago

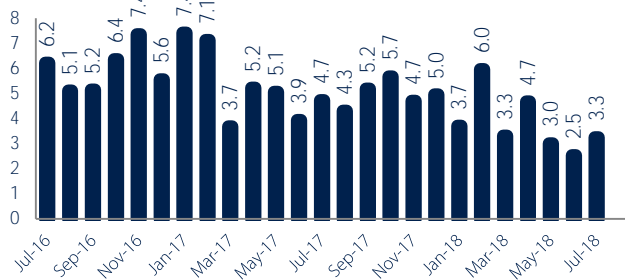
Months of Supply

3.3



Down -31%
Vs. Year Ago

Months Of Supply



Months of Supply

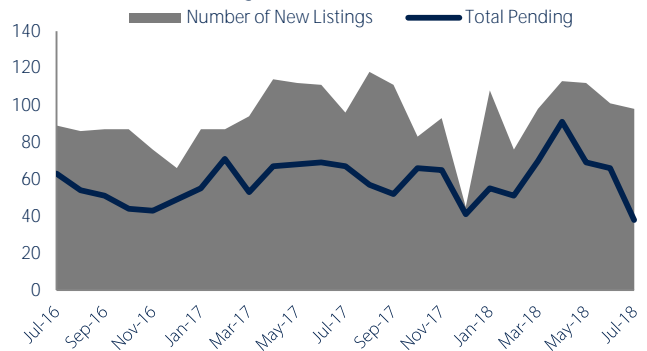
In July, there was 3.2 months of supply available in City Line Avenue, Mt. Airy, and East Falls, compared to 4.7 in July 2017. That is a decrease of 31% versus a year ago.

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.

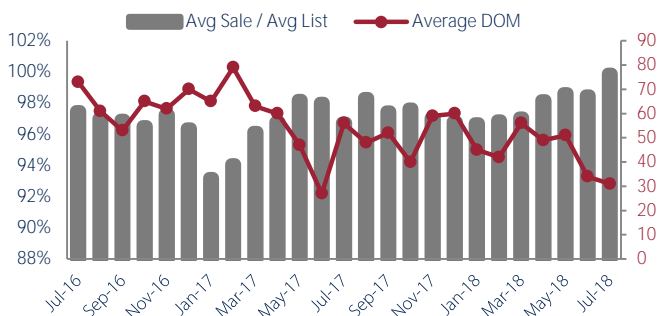
New Listings & Current Contracts

This month there were 98 homes newly listed for sale in City Line Avenue, Mt. Airy, and East Falls compared to 96 in July 2017, an increase of 2%. There were 38 current contracts pending sale this July compared to 67 a year ago. The number of current contracts is 43% 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 City Line Avenue, Mt. Airy, and East Falls was 99.9% of the average list price, which is 3.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 31, lower than the average last year, which was 56, a decrease of 45%.



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