

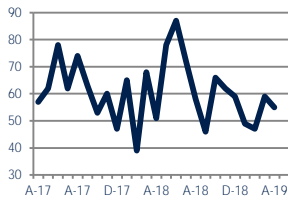
Focus On: City Line Avenue, Mt. Airy, and East Falls Housing Market

April 2019

Zip Code(s): 19144, 19129 and 19140

Units Sold

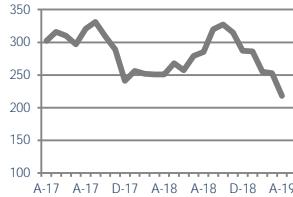
55



Up 8%
Vs. Year Ago

Active Inventory

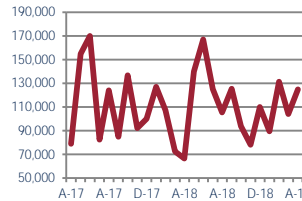
218



Down -13%
Vs. Year Ago

Median Sale Price

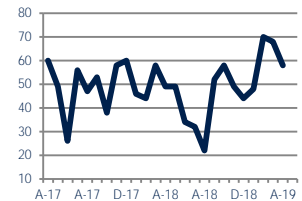
\$125,000



Up
Vs. Year Ago

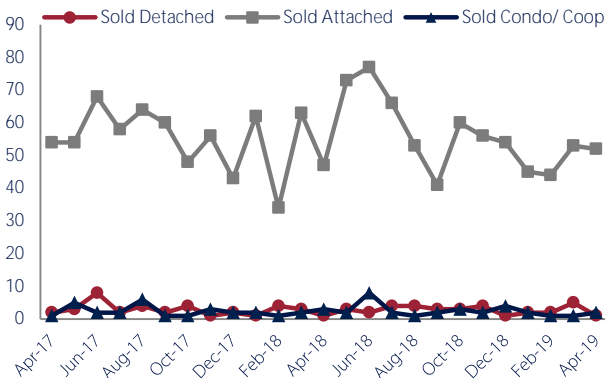
Days On Market

58



Up 18%
Vs. Year Ago

Units Sold*



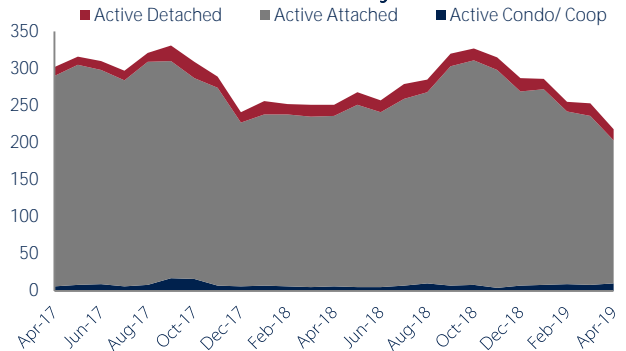
Units Sold

There was a decrease in total units sold in April, with 55 sold this month in City Line Avenue, Mt. Airy, and East Falls versus 59 last month, a decrease of 7%. This month's total units sold was higher than at this time last year, an increase of 8% versus April 2018.

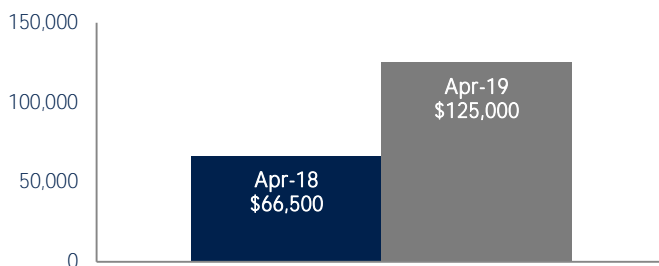
Active Inventory

Versus last year, the total number of homes available this month is lower by 33 units or 13%. The total number of active inventory this April was 218 compared to 251 in April 2018. This month's total of 218 is lower than the previous month's total supply of available inventory of 253, a decrease of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for City Line Avenue, Mt. Airy, and East Falls Homes was \$66,500. This April, the median sale price was \$125,000, an increase of \$58,500 compared to last year. The current median sold price is 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.

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 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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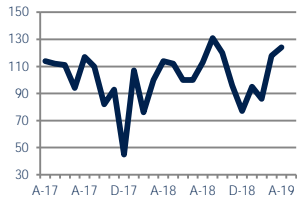
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April 2019

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New Listings

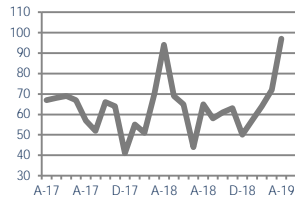
124



Up 9%
Vs. Year Ago

Current Contracts

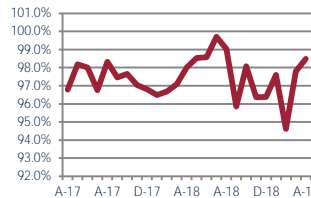
97



Up 3%
Vs. Year Ago

Sold Vs. List Price

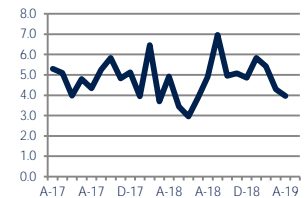
98.5%



No Change
Vs. Year Ago

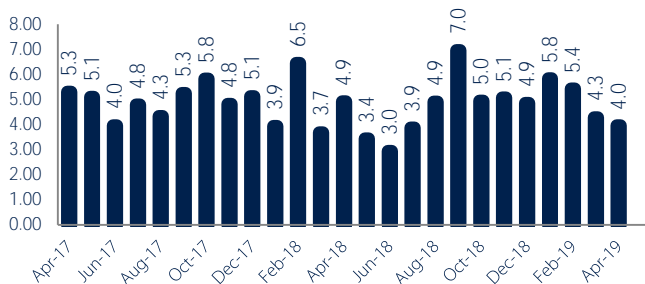
Months of Supply

4.0



Down -20%
Vs. Year Ago

Months Of Supply



Months of Supply

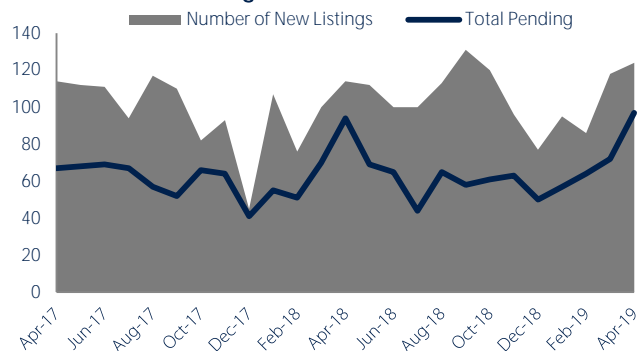
In April, there was 4.0 months of supply available in City Line Avenue, Mt. Airy, and East Falls, compared to 4.9 in April 2018. That is a decrease of 19% versus a year ago.

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.

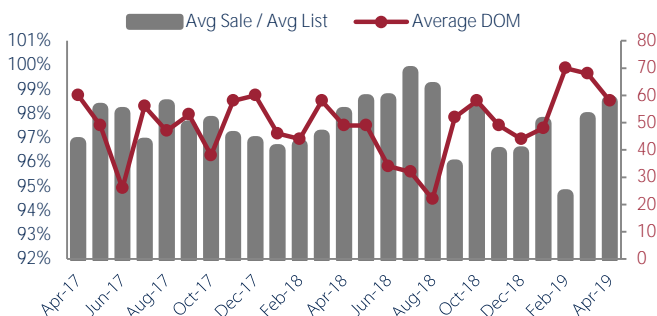
New Listings & Current Contracts

This month there were 124 homes newly listed for sale in City Line Avenue, Mt. Airy, and East Falls compared to 114 in April 2018, an increase of 9%. There were 97 current contracts pending sale this April compared to 94 a year ago. The number of current contracts is 3% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, 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 58, higher than the average last year, which was 49, an increase of 18%.



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