



The Long & Foster Market Minute™

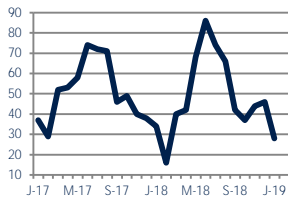
Focus On: Collegeville Housing Market

January 2019

Zip Code(s): 19426 and 19453

Units Sold

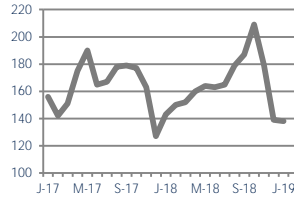
28



Down
Vs. Year Ago

Active Inventory

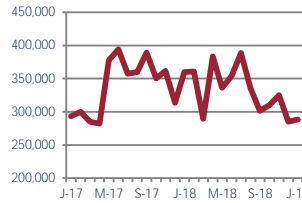
138



Down -3%
Vs. Year Ago

Median Sale Price

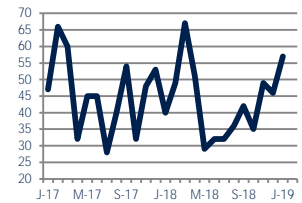
\$288,450



Down -20%
Vs. Year Ago

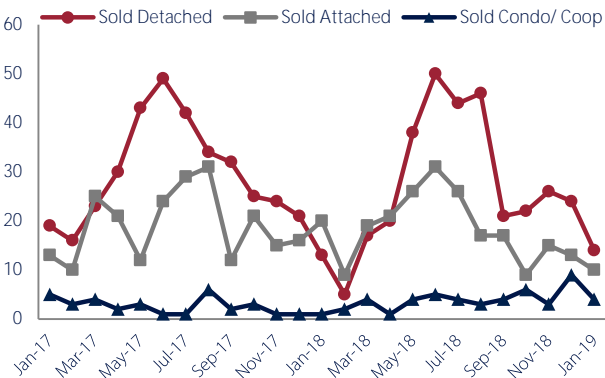
Days On Market

57



Up 43%
Vs. Year Ago

Units Sold*



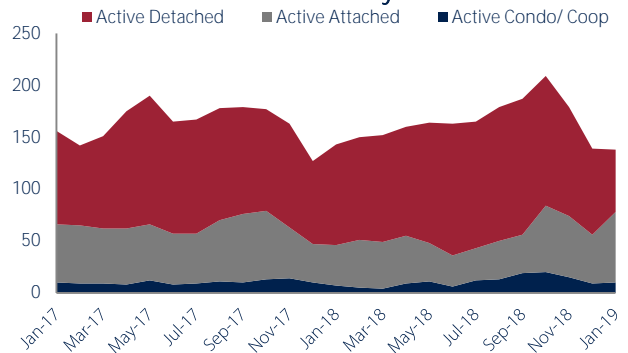
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 28 sold this month in Collegeville. This month's total units sold was lower than at this time last year, a decrease from January 2018.

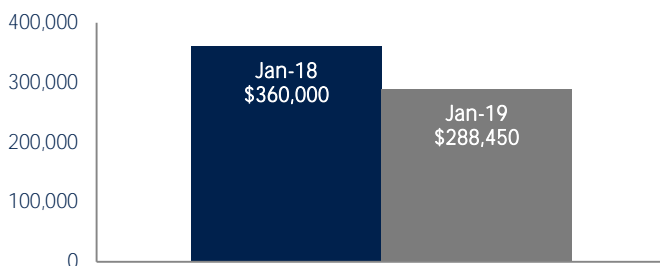
Active Inventory

Versus last year, the total number of homes available this month is lower by 5 units or 3%. The total number of active inventory this January was 138 compared to 143 in January 2018. This month's total of 138 is lower than the previous month's total supply of available inventory of 139, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Collegeville Homes was \$360,000. This January, the median sale price was \$288,450, a decrease of 20% or \$71,550 compared to last year. The current median sold price is 1% higher than in December.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Collegeville are defined as properties listed in zip code/s 19426 and 19453.

*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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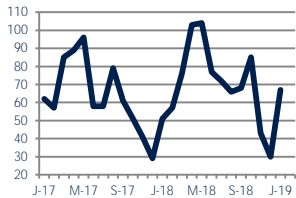
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January 2019

Zip Code(s): 19426 and 19453

New Listings

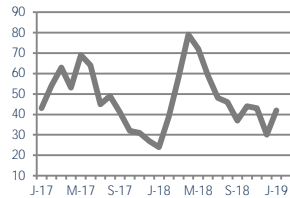
67



Up 31%
Vs. Year Ago

Current Contracts

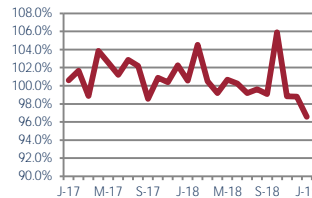
42



Up 75%
Vs. Year Ago

Sold Vs. List Price

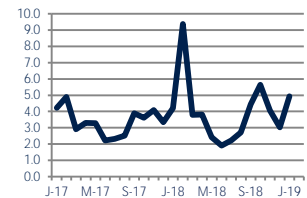
96.6%



Down -4%
Vs. Year Ago

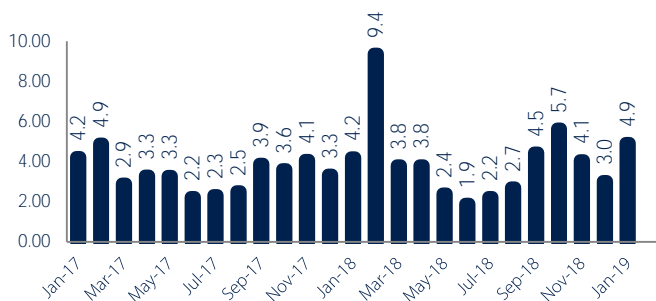
Months of Supply

4.9



Up 17%
Vs. Year Ago

Months Of Supply



Months of Supply

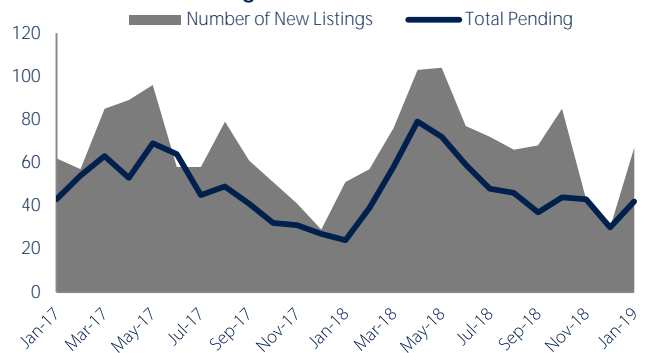
In January, there was 4.9 months of supply available in Collegeville, compared to 4.2 in January 2018. That is an increase of 17% versus a year ago.

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.

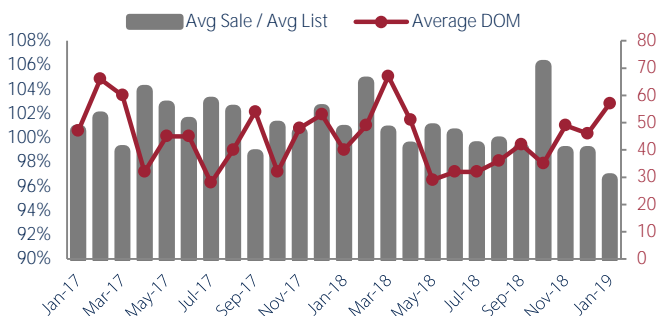
New Listings & Current Contracts

This month there were 67 homes newly listed for sale in Collegeville compared to 51 in January 2018, an increase of 31%. There were 42 current contracts pending sale this January compared to 24 a year ago. The number of current contracts is 75% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Collegeville was 96.6% of the average list price, which is 4.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 57, higher than the average last year, which was 40, an increase of 43%.



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