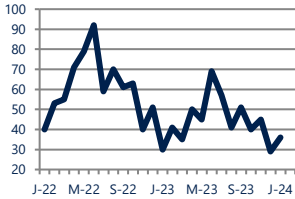




Zip Code(s): 19027, 19046, 19012 and 19095

### Units Sold

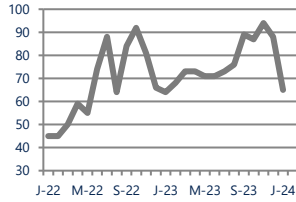
36



Up 20%  
Vs. Year Ago

### Active Inventory

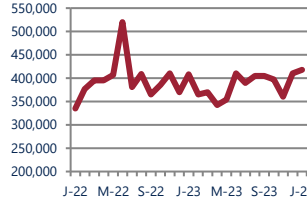
65



Up 2%  
Vs. Year Ago

### Median Sale Price

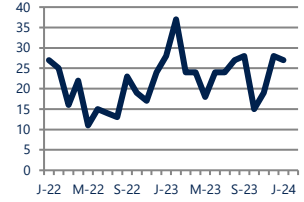
\$417,500



Up 2%  
Vs. Year Ago

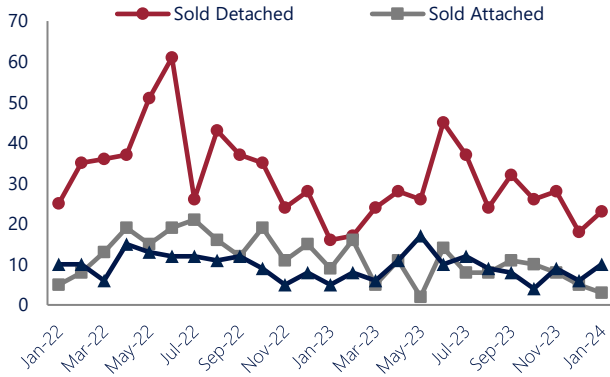
### Days On Market

27



Down -4%  
Vs. Year Ago

### Units Sold\*



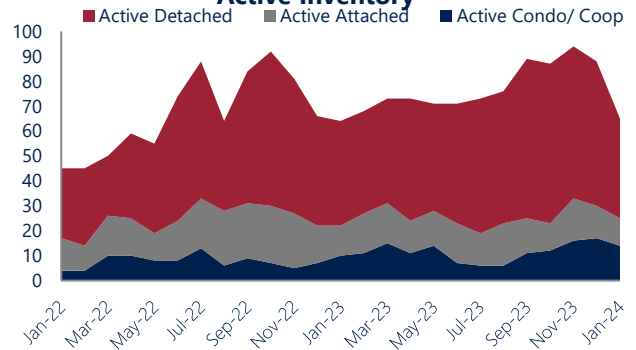
### Units Sold

There was an increase in total units sold in January, with 36 sold this month in Elkins Park, Jenkintown, and Cheltenham versus 29 last month, an increase of 24%. This month's total units sold was higher than at this time last year, an increase of 20% versus January 2023.

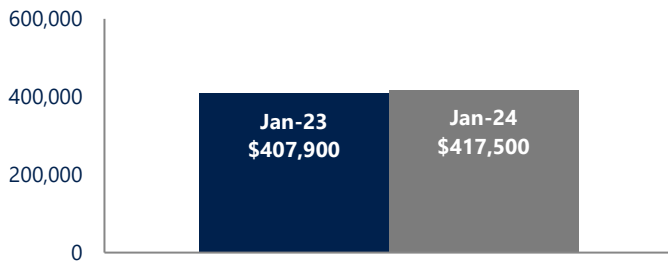
### Active Inventory

Versus last year, the total number of homes available this month is higher by 1 units or 2%. The total number of active inventory this January was 65 compared to 64 in January 2023. This month's total of 65 is lower than the previous month's total supply of available inventory of 88, a decrease of 26%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last January, the median sale price for Elkins Park, Jenkintown, and Cheltenham Homes was \$407,900. This January, the median sale price was \$417,500, an increase of 2% or \$9,600 compared to last year. The current median sold price is 2% 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.

Elkins Park, Jenkintown, and Cheltenham are defined as properties listed in zip code/s 19027, 19046, 19012 and 19095.

\*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.

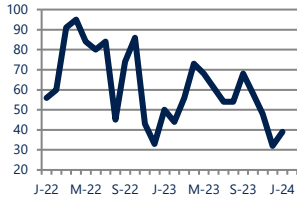
Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.



Zip Code(s): 19027, 19046, 19012 and 19095

### New Listings

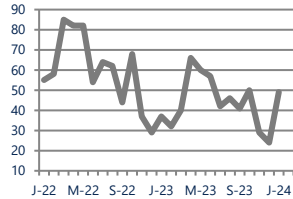
39



Down -22%  
Vs. Year Ago

### Current Contracts

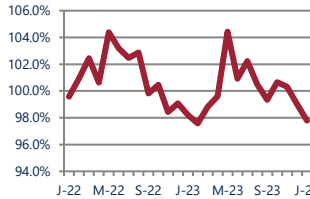
49



Up 32%  
Vs. Year Ago

### Sold Vs. List Price

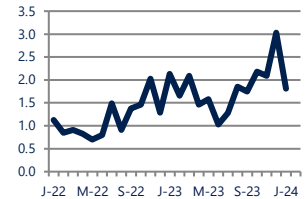
97.8%



No Change  
Vs. Year Ago

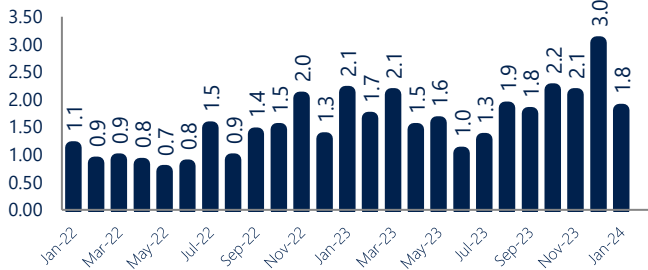
### Months of Supply

1.8



Down -15%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

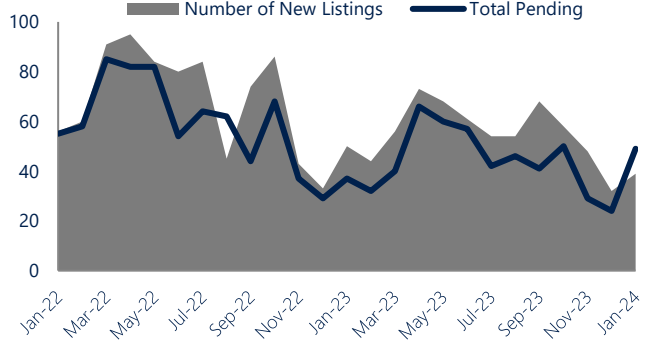
In January, there was 1.8 months of supply available in Elkins Park, Jenkintown, and Cheltenham, compared to 2.1 in January 2023. That is a decrease of 15% versus a year ago.

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.

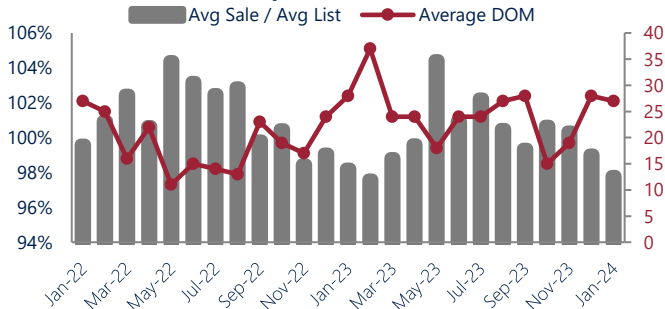
### New Listings & Current Contracts

This month there were 39 homes newly listed for sale in Elkins Park, Jenkintown, and Cheltenham compared to 50 in January 2023, a decrease of 22%. There were 49 current contracts pending sale this January compared to 37 a year ago. The number of current contracts is 32% 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 Elkins Park, Jenkintown, and Cheltenham was 97.8% 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 27, lower than the average last year, which was 28, a decrease of 4%.

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