

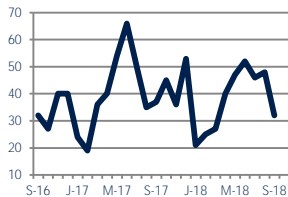
Focus On: Chestnut Hill and Mt. Airy Housing Market

September 2018

Zip Code(s): 19118 and 19119

Units Sold

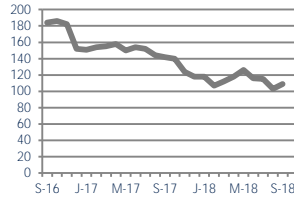
32



Down -14%
Vs. Year Ago

Active Inventory

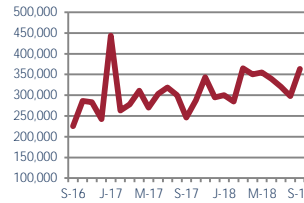
109



Down -23%
Vs. Year Ago

Median Sale Price

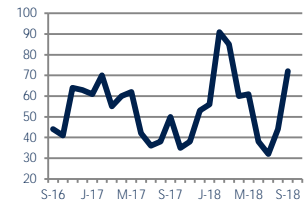
\$363,450



Up
Vs. Year Ago

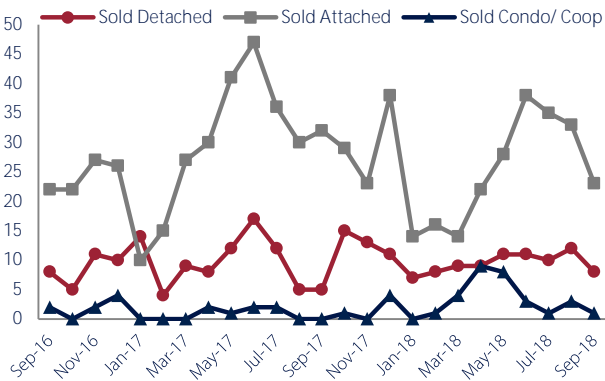
Days On Market

72



Up 44%
Vs. Year Ago

Units Sold*



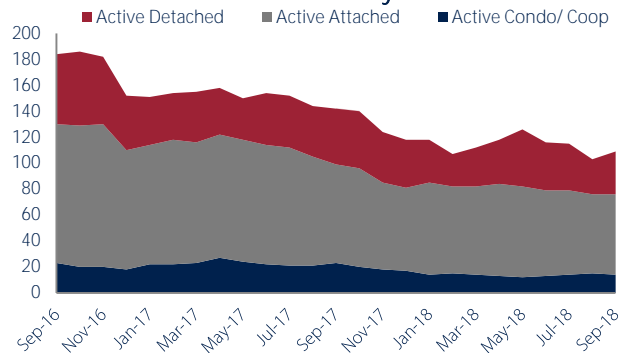
Units Sold

There was a decrease in total units sold in September, with 32 sold this month in Chestnut Hill and Mt. Airy versus 48 last month, a decrease of 33%. This month's total units sold was lower than at this time last year, a decrease of 14% versus September 2017.

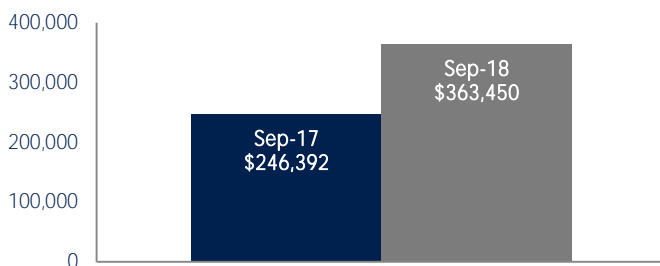
Active Inventory

Versus last year, the total number of homes available this month is lower by 33 units or 23%. The total number of active inventory this September was 109 compared to 142 in September 2017. This month's total of 109 is higher than the previous month's total supply of available inventory of 103, an increase of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last September, the median sale price for Chestnut Hill and Mt. Airy Homes was \$246,392. This September, the median sale price was \$363,450, an increase of \$117,058 compared to last year. The current median sold price is higher than in August. Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



Chestnut Hill and Mt. Airy are defined as properties listed in zip code/s 19118 and 19119.

*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.

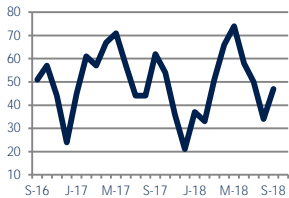




Zip Code(s): 19118 and 19119

New Listings

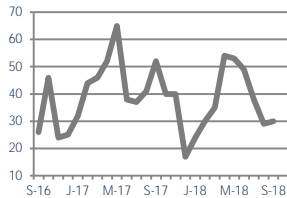
47



Down -24%
Vs. Year Ago

Current Contracts

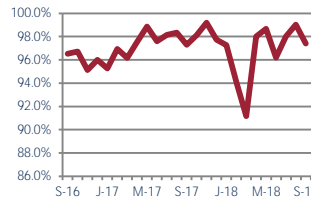
30



Down -42%
Vs. Year Ago

Sold Vs. List Price

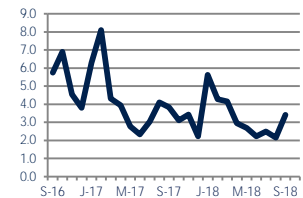
97.4%



No Change
Vs. Year Ago

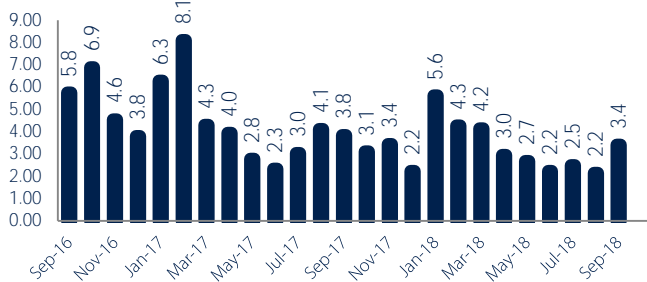
Months of Supply

3.4



Down -11%
Vs. Year Ago

Months Of Supply



Months of Supply

In September, there was 3.4 months of supply available in Chestnut Hill and Mt. Airy, compared to 3.8 in September 2017. That is a decrease of 11% versus a year ago.

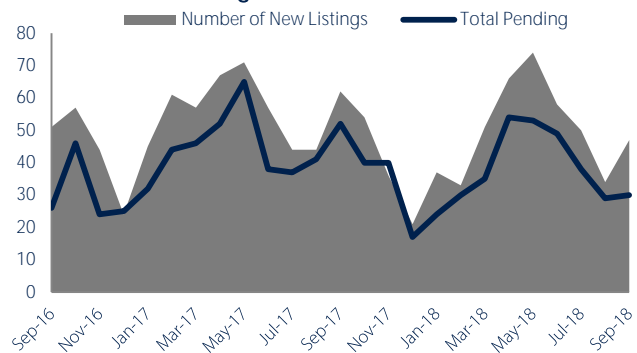
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

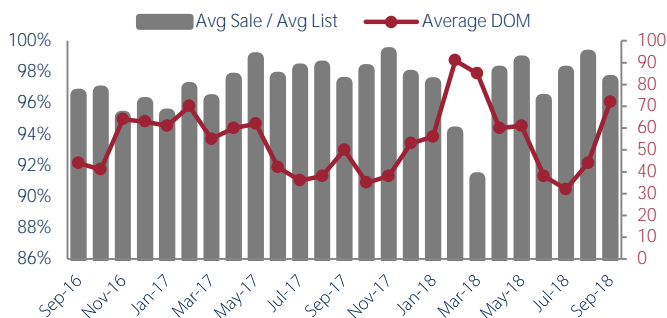
This month there were 47 homes newly listed for sale in Chestnut Hill and Mt. Airy compared to 62 in September 2017, a decrease of 24%.

There were 30 current contracts pending sale this September compared to 52 a year ago. The number of current contracts is 42% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Chestnut Hill and Mt. Airy was 97.4% 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 72, higher than the average last year, which was 50, an increase of 44%.



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