



# The Long & Foster Market Minute™

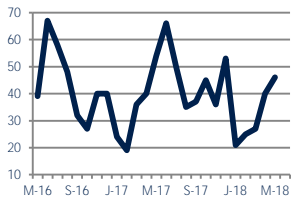
Focus On: Chestnut Hill and Mt. Airy Housing Market

May 2018

Zip Code(s): 19118 and 19119

## Units Sold

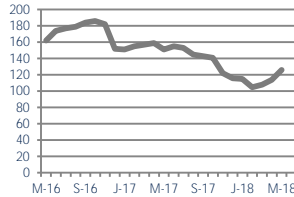
46



Down -15%  
Vs. Year Ago

## Active Inventory

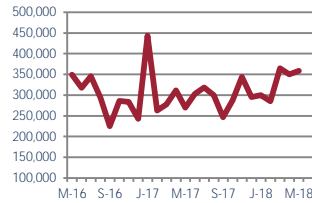
126



Down -17%  
Vs. Year Ago

## Median Sale Price

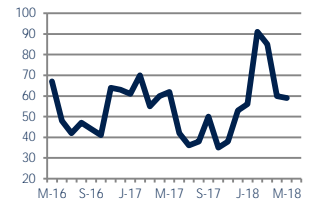
\$358,500



Up 33%  
Vs. Year Ago

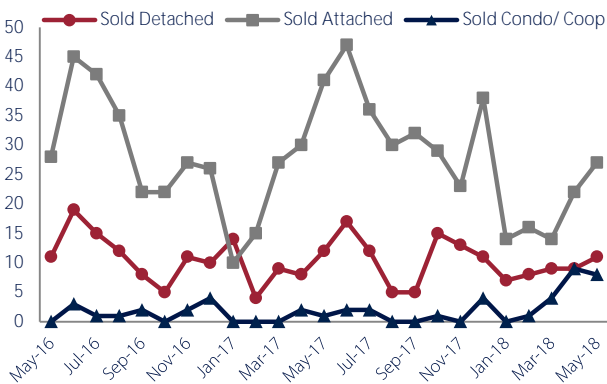
## Days On Market

59



Down -5%  
Vs. Year Ago

## Units Sold\*



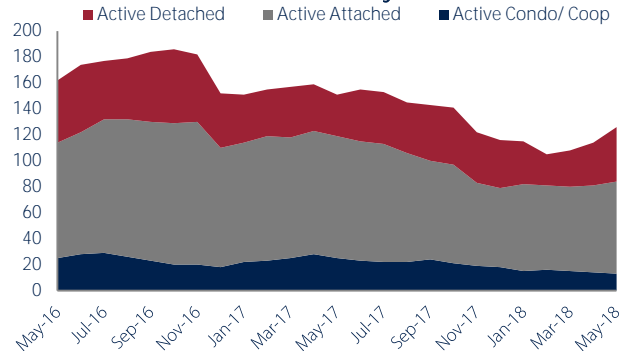
## Units Sold

There was an increase in total units sold in May, with 46 sold this month in Chestnut Hill and Mt. Airy versus 40 last month, an increase of 15%. This month's total units sold was lower than at this time last year, a decrease of 15% versus May 2017.

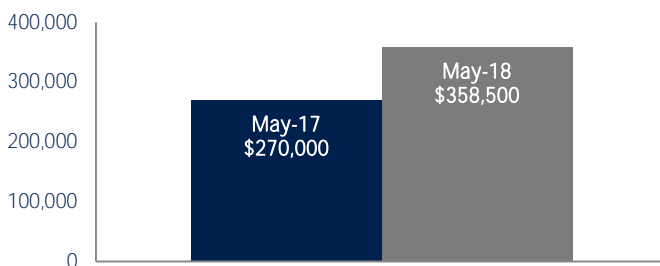
## Active Inventory

Versus last year, the total number of homes available this month is lower by 25 units or 17%. The total number of active inventory this May was 126 compared to 151 in May 2017. This month's total of 126 is higher than the previous month's total supply of available inventory of 114, an increase of 11%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last May, the median sale price for Chestnut Hill and Mt. Airy Homes was \$270,000. This May, the median sale price was \$358,500, an increase of \$88,500 compared to last year. The current median sold price is higher than in April.

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 TRiND 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 TRiND or Long & Foster Real Estate, Inc.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



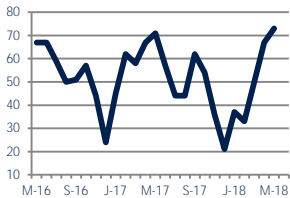
## Focus On: Chestnut Hill and Mt. Airy Housing Market

May 2018

Zip Code(s): 19118 and 19119

### New Listings

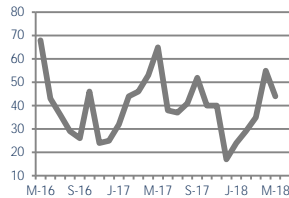
73



Up 3%  
Vs. Year Ago

### Current Contracts

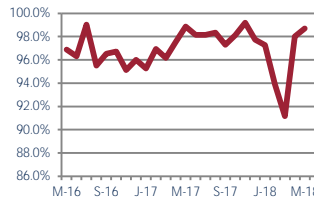
44



Down -32%  
Vs. Year Ago

### Sold Vs. List Price

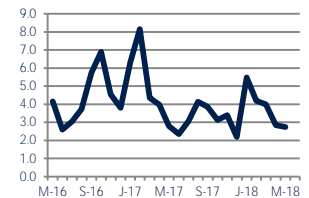
98.7%



No Change  
Vs. Year Ago

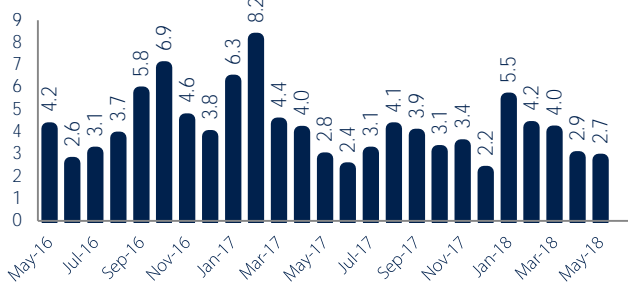
### Months of Supply

2.7



No Change  
Vs. Year Ago

### Months Of Supply



### Months of Supply

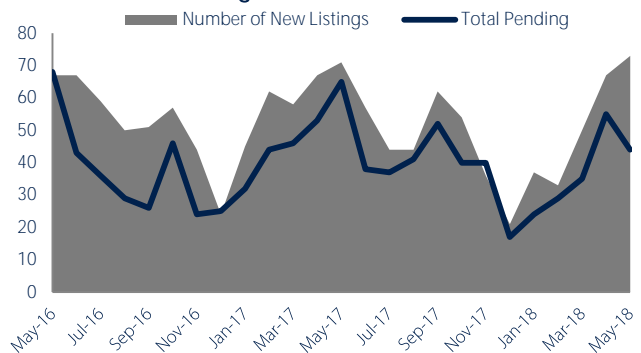
In May, there was 2.7 months of supply available in Chestnut Hill and Mt. Airy. The amount of supply is similar compared to a year ago.

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.

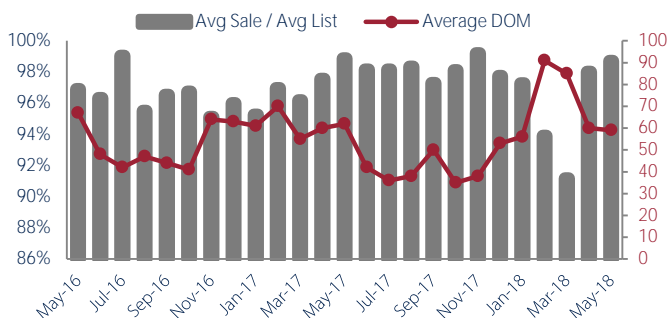
### New Listings & Current Contracts

This month there were 73 homes newly listed for sale in Chestnut Hill and Mt. Airy compared to 71 in May 2017, an increase of 3%. There were 44 current contracts pending sale this May compared to 65 a year ago. The number of current contracts is 32% lower than last May.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In May, the average sale price in Chestnut Hill and Mt. Airy was 98.7% 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 59, lower than the average last year, which was 62, a decrease of 5%.



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