

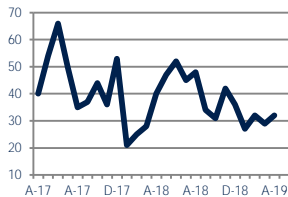
Focus On: Chestnut Hill and Mt. Airy Housing Market

April 2019

Zip Code(s): 19118 and 19119

Units Sold

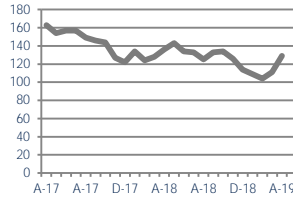
32



Down -20%
Vs. Year Ago

Active Inventory

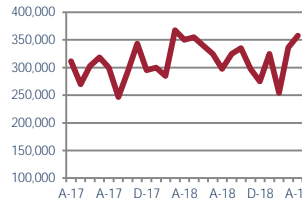
129



Down -5%
Vs. Year Ago

Median Sale Price

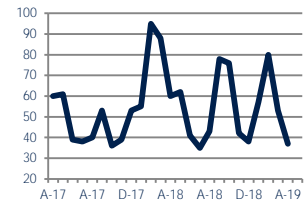
\$357,500



Up 2%
Vs. Year Ago

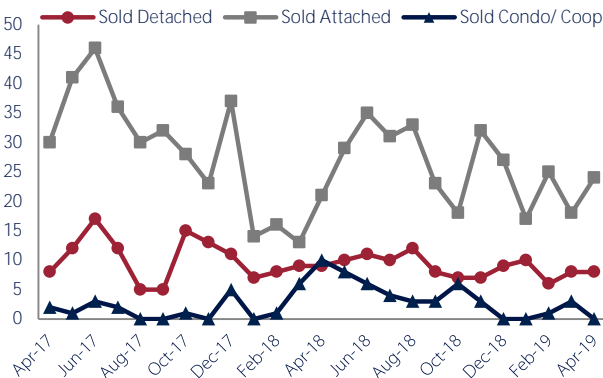
Days On Market

37



Down -38%
Vs. Year Ago

Units Sold*



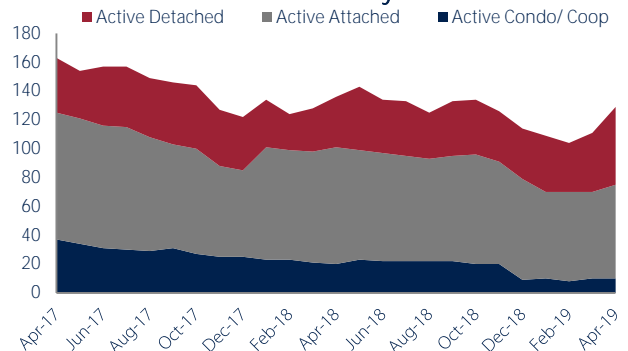
Units Sold

There was an increase in total units sold in April, with 32 sold this month in Chestnut Hill and Mt. Airy versus 29 last month, an increase of 10%. This month's total units sold was lower than at this time last year, a decrease of 20% versus April 2018.

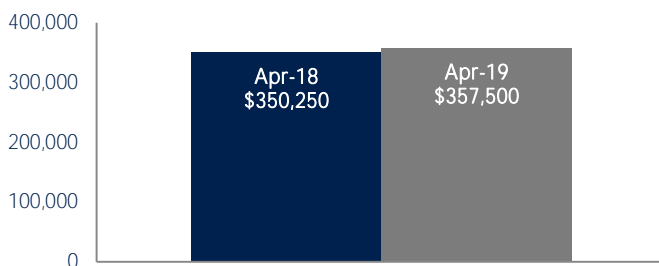
Active Inventory

Versus last year, the total number of homes available this month is lower by 7 units or 5%. The total number of active inventory this April was 129 compared to 136 in April 2018. This month's total of 129 is higher than the previous month's total supply of available inventory of 111, an increase of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Chestnut Hill and Mt. Airy Homes was \$350,250. This April, the median sale price was \$357,500, an increase of 2% or \$7,250 compared to last year. The current median sold price is 6% 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.

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 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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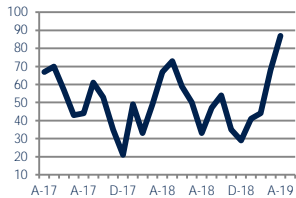
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April 2019

Zip Code(s): 19118 and 19119

New Listings

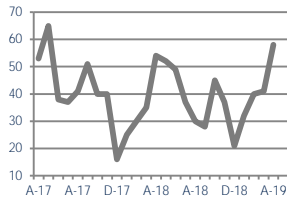
87



Up 30%
Vs. Year Ago

Current Contracts

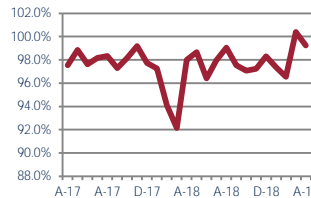
58



Up 7%
Vs. Year Ago

Sold Vs. List Price

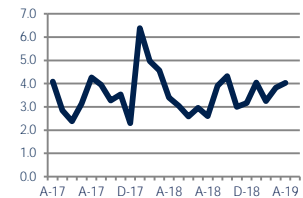
99.2%



Up 1.3%
Vs. Year Ago

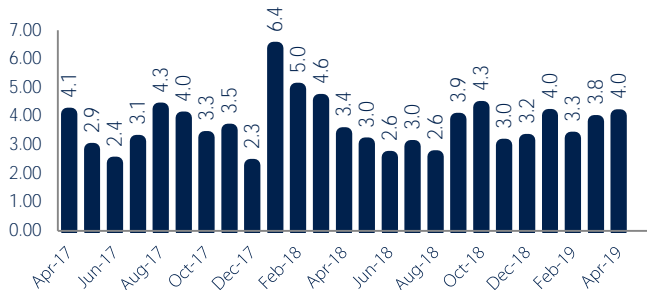
Months of Supply

4.0



Up 19%
Vs. Year Ago

Months Of Supply



Months of Supply

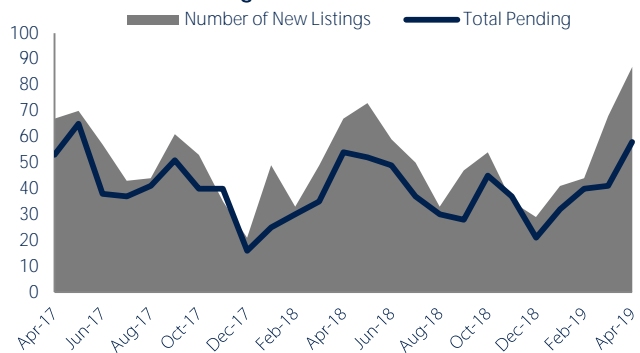
In April, there was 4.0 months of supply available in Chestnut Hill and Mt. Airy, compared to 3.4 in April 2018. That is an increase of 19% versus a year ago.

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.

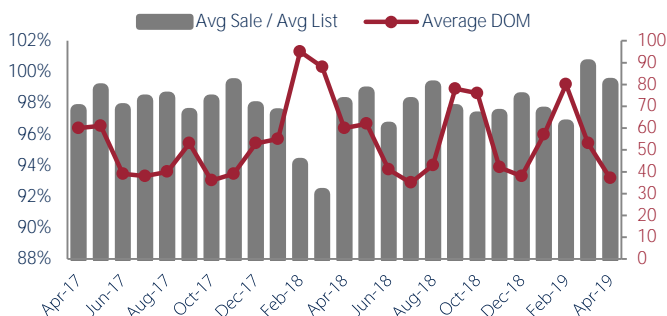
New Listings & Current Contracts

This month there were 87 homes newly listed for sale in Chestnut Hill and Mt. Airy compared to 67 in April 2018, an increase of 30%. There were 58 current contracts pending sale this April compared to 54 a year ago. The number of current contracts is 7% 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 Chestnut Hill and Mt. Airy was 99.2% of the average list price, which is 1.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 37, lower than the average last year, which was 60, a decrease of 38%.



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