

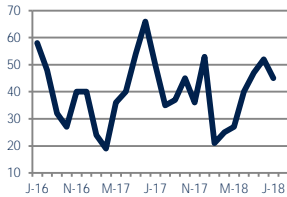
Focus On: Chestnut Hill and Mt. Airy Housing Market

July 2018

Zip Code(s): 19118 and 19119

Units Sold

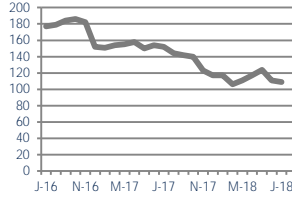
45



Down -10%
Vs. Year Ago

Active Inventory

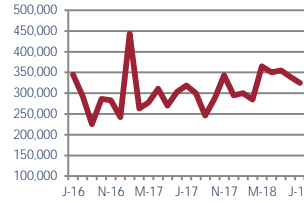
109



Down -28%
Vs. Year Ago

Median Sale Price

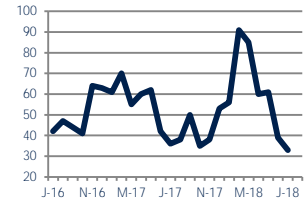
\$325,000



Up 2%
Vs. Year Ago

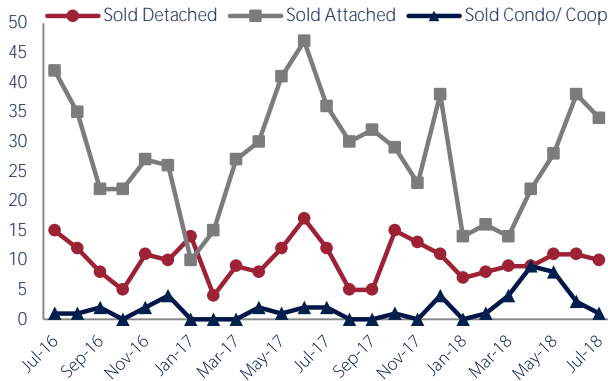
Days On Market

33



Down -8%
Vs. Year Ago

Units Sold*



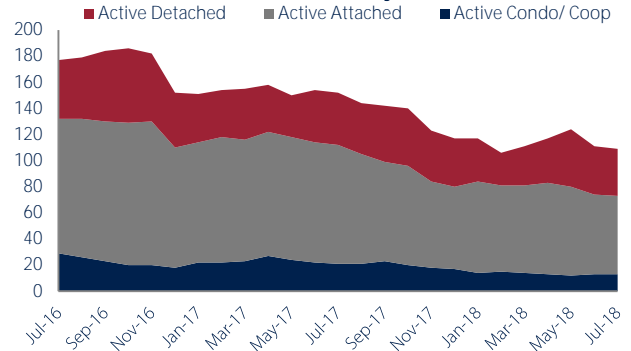
Units Sold

There was a decrease in total units sold in July, with 45 sold this month in Chestnut Hill and Mt. Airy versus 52 last month, a decrease of 13%. This month's total units sold was lower than at this time last year, a decrease of 10% versus July 2017.

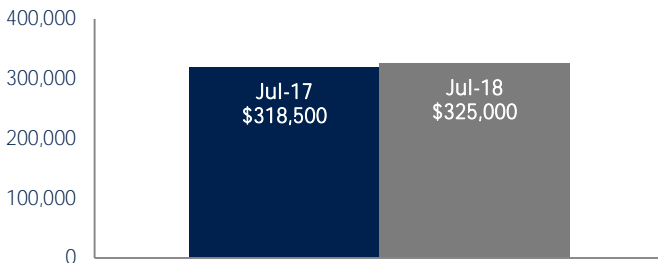
Active Inventory

Versus last year, the total number of homes available this month is lower by 43 units or 28%. The total number of active inventory this July was 109 compared to 152 in July 2017. This month's total of 109 is lower than the previous month's total supply of available inventory of 111, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Chestnut Hill and Mt. Airy Homes was \$318,500. This July, the median sale price was \$325,000, an increase of 2% or \$6,500 compared to last year. The current median sold price is 4% lower than in June.

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.





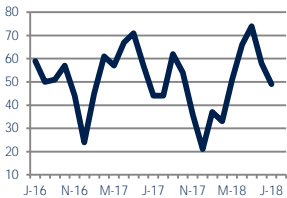
Focus On: Chestnut Hill and Mt. Airy Housing Market

July 2018

Zip Code(s): 19118 and 19119

New Listings

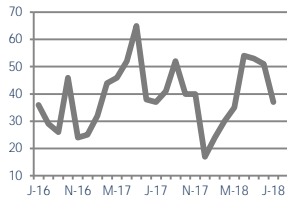
49



Up 11%
Vs. Year Ago

Current Contracts

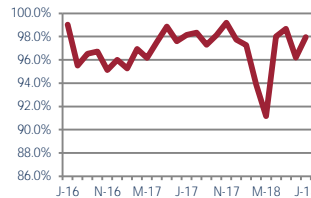
37



No Change
Vs. Year Ago

Sold Vs. List Price

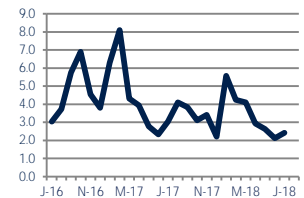
98.0%



No Change
Vs. Year Ago

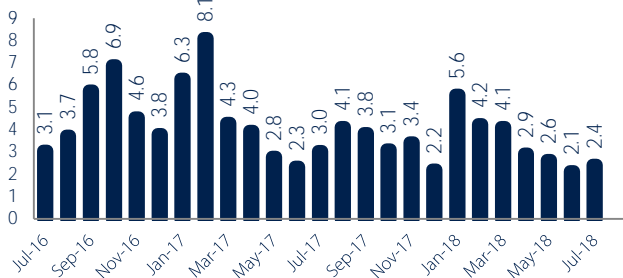
Months of Supply

2.4



Down -20%
Vs. Year Ago

Months Of Supply



Months of Supply

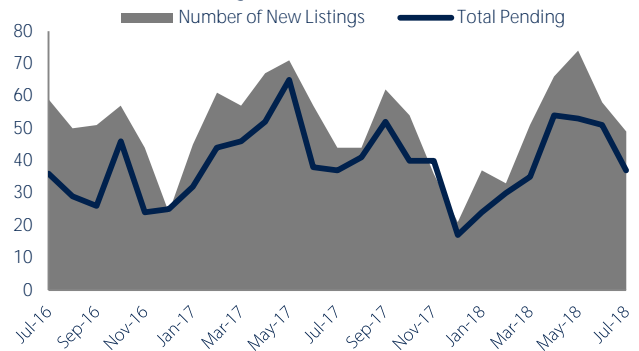
In July, there was 2.4 months of supply available in Chestnut Hill and Mt. Airy, compared to 3.0 in July 2017. That is a decrease of 20% versus a year ago.

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.

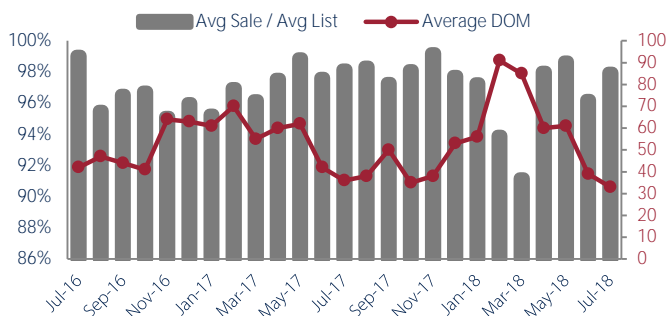
New Listings & Current Contracts

This month there were 49 homes newly listed for sale in Chestnut Hill and Mt. Airy compared to 44 in July 2017, an increase of 11%. There were 37 current contracts pending sale this July, consistent with the volume a year ago. The number of current contracts is 27% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Chestnut Hill and Mt. Airy was 98.0% 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 33, lower than the average last year, which was 36, a decrease of 8%.



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