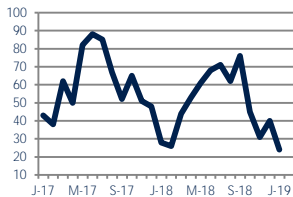


Units Sold

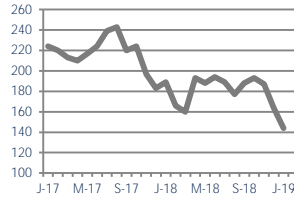
24



Down
Vs. Year Ago

Active Inventory

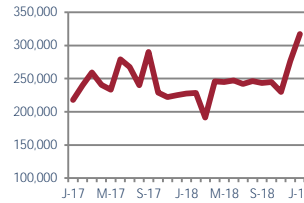
144



Down -24%
Vs. Year Ago

Median Sale Price

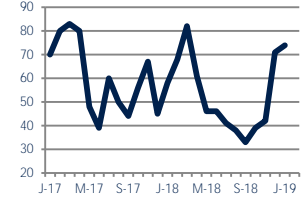
\$317,400



Up
Vs. Year Ago

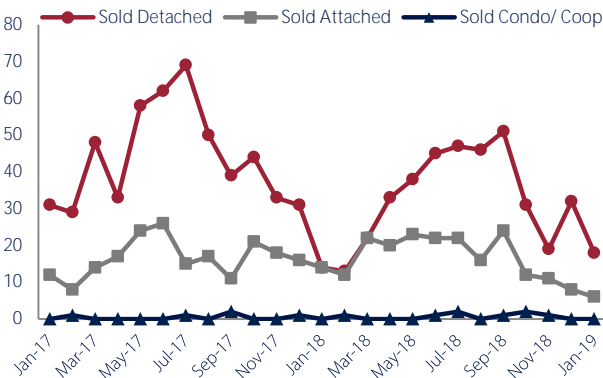
Days On Market

74



Up 28%
Vs. Year Ago

Units Sold*



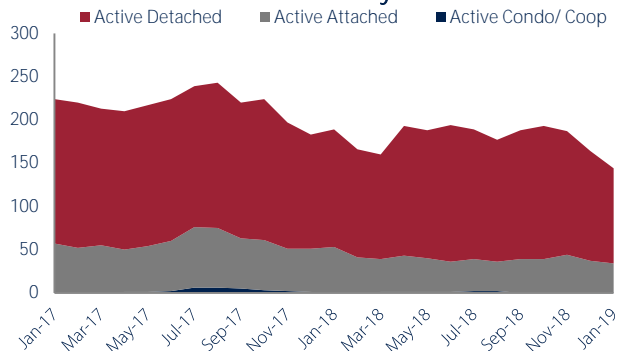
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 24 sold this month in Gilbertsville, Pennsburg, East Greenville. This month's total units sold was lower than at this time last year, a decrease from January 2018.

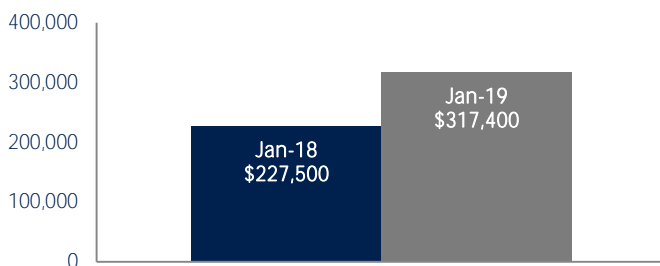
Active Inventory

Versus last year, the total number of homes available this month is lower by 45 units or 24%. The total number of active inventory this January was 144 compared to 189 in January 2018. This month's total of 144 is lower than the previous month's total supply of available inventory of 164, a decrease of 12%.

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 January, the median sale price for Gilbertsville, Pennsburg, East Greenville Homes was \$227,500. This January, the median sale price was \$317,400, an increase of \$89,900 compared to last year. The current median sold price is 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.



Gilbertsville, Pennsburg, East Greenville are defined as properties listed in zip code/s 19525, 18073, 18074, 18041, 18076, 18054, 19492, 19435, 18070 and 18084.

*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.





The Long & Foster Market Minute™

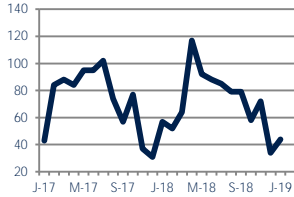
Focus On: Gilbertsville, Pennsburg, East Greenville Housing Market

January 2019

Zip Code(s): 19525, 18073, 18074, 18041, 18076, 18054, 19492, 19435, 18070 and 18084

New Listings

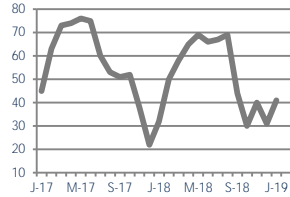
44



Down -23%
Vs. Year Ago

Current Contracts

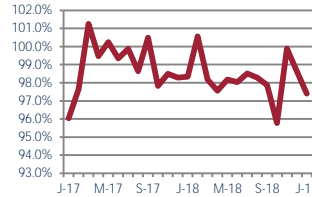
41



Up 28%
Vs. Year Ago

Sold Vs. List Price

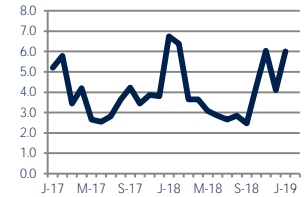
97.4%



Down -1%
Vs. Year Ago

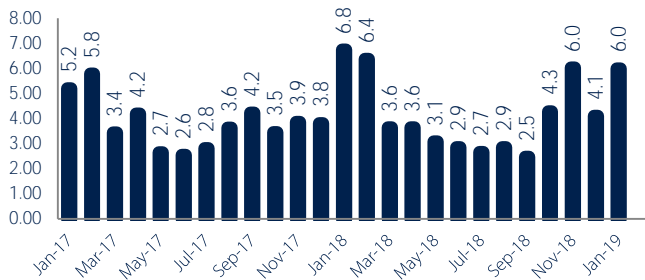
Months of Supply

6.0



Down -11%
Vs. Year Ago

Months Of Supply



Months of Supply

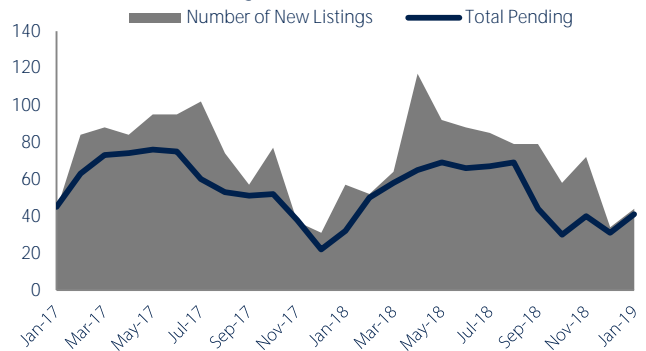
In January, there was 6.0 months of supply available in Gilbertsville, Pennsburg, East Greenville, compared to 6.8 in January 2018. That is a decrease of 11% versus a year ago.

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.

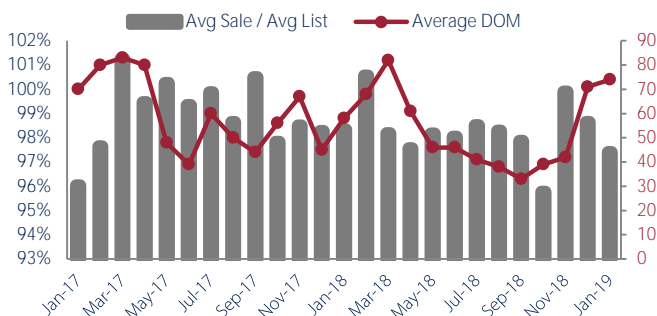
New Listings & Current Contracts

This month there were 44 homes newly listed for sale in Gilbertsville, Pennsburg, East Greenville compared to 57 in January 2018, a decrease of 23%. There were 41 current contracts pending sale this January compared to 32 a year ago. The number of current contracts is 28% 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 Gilbertsville, Pennsburg, East Greenville was 97.4% of the average list price, which is 0.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 74, higher than the average last year, which was 58, an increase of 28%.



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