

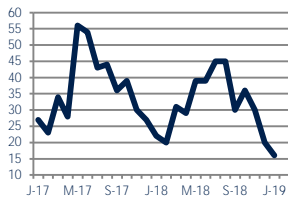
## Focus On: North Wales Housing Market

January 2019

Zip Code(s): 19454 and 18936

### Units Sold

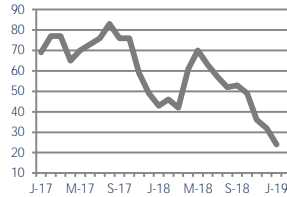
16



Down -27%  
Vs. Year Ago

### Active Inventory

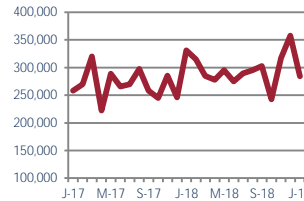
24



Down -44%  
Vs. Year Ago

### Median Sale Price

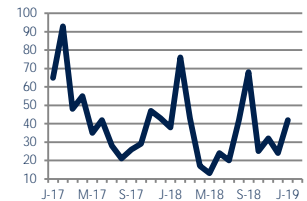
\$284,300



Down -14%  
Vs. Year Ago

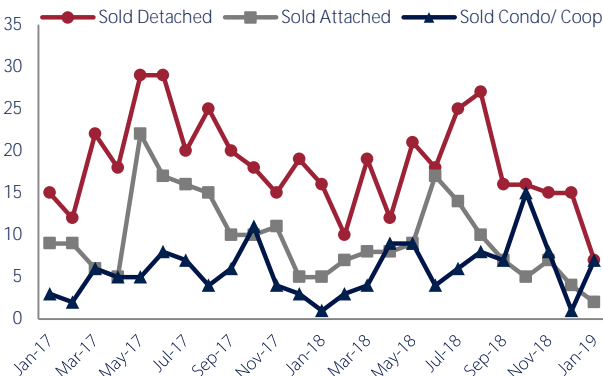
### Days On Market

42



Up 11%  
Vs. Year Ago

### Units Sold\*



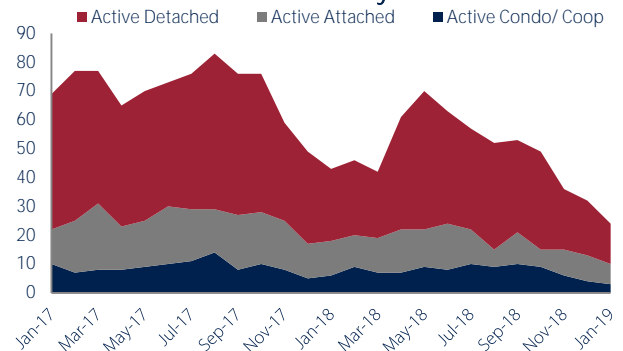
### Units Sold

There was a decrease in total units sold in January, with 16 sold this month in North Wales versus 20 last month, a decrease of 20%. This month's total units sold was lower than at this time last year, a decrease of 27% versus January 2018.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 19 units or 44%. The total number of active inventory this January was 24 compared to 43 in January 2018. This month's total of 24 is lower than the previous month's total supply of available inventory of 32, a decrease of 25%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last January, the median sale price for North Wales Homes was \$331,000. This January, the median sale price was \$284,300, a decrease of 14% or \$46,700 compared to last year. The current median sold price is 20% lower 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.

North Wales are defined as properties listed in zip code/s 19454 and 18936.

\*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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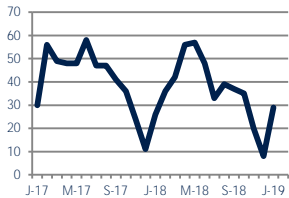
## Focus On: North Wales Housing Market

January 2019

Zip Code(s): 19454 and 18936

### New Listings

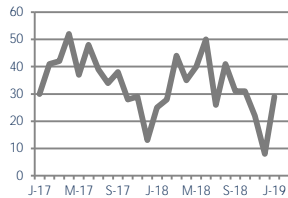
29



Up 12%  
Vs. Year Ago

### Current Contracts

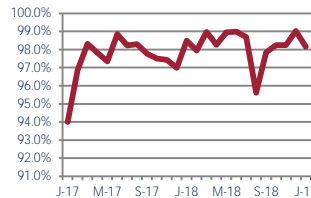
29



Up 16%  
Vs. Year Ago

### Sold Vs. List Price

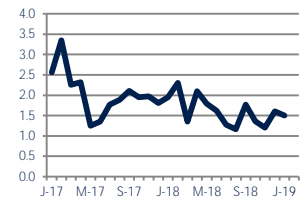
98.2%



No Change  
Vs. Year Ago

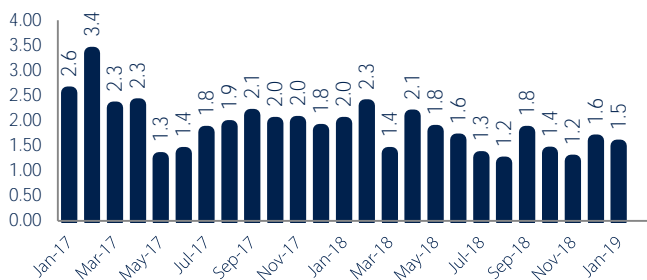
### Months of Supply

1.5



Down -23%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

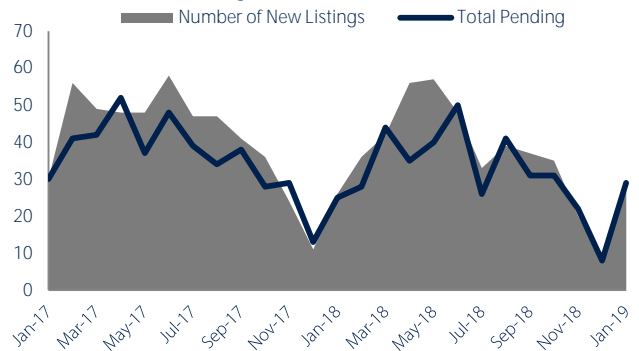
In January, there was 1.5 months of supply available in North Wales, compared to 2.0 in January 2018. That is a decrease of 23% versus a year ago.

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.

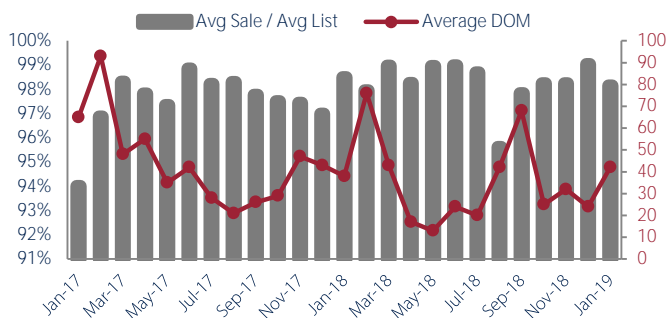
### New Listings & Current Contracts

This month there were 29 homes newly listed for sale in North Wales compared to 26 in January 2018, an increase of 12%. There were 29 current contracts pending sale this January compared to 25 a year ago. The number of current contracts is 16% 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 North Wales was 98.2% 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 42, higher than the average last year, which was 38, an increase of 11%.



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