



The Long & Foster Market Minute™

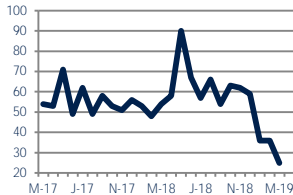
Focus On: Olney, Logan, and Fern Rock Housing Market

March 2019

Zip Code(s): 19141 and 19120

Units Sold

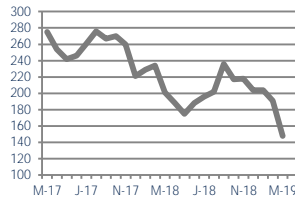
25



Down
Vs. Year Ago

Active Inventory

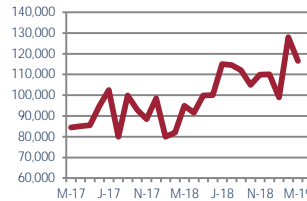
148



Down -26%
Vs. Year Ago

Median Sale Price

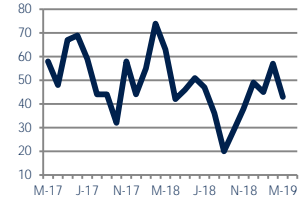
\$116,600



Up 23%
Vs. Year Ago

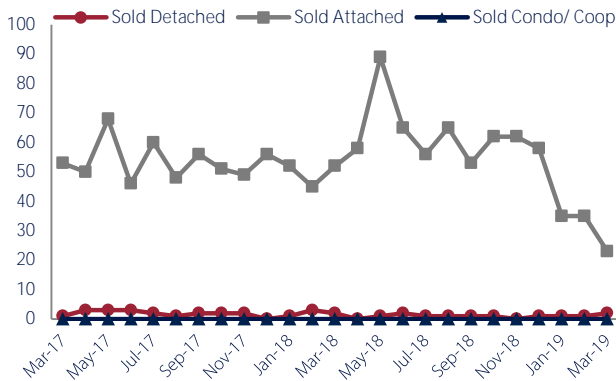
Days On Market

43



Down -32%
Vs. Year Ago

Units Sold*



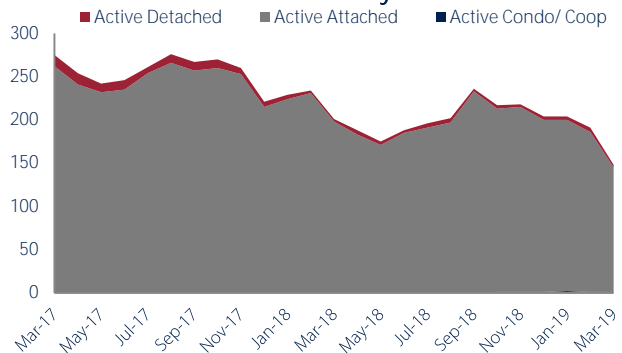
Units Sold

With relatively few transactions, there was a decrease in total units sold in March, with 25 sold this month in Olney, Logan, and Fern Rock. This month's total units sold was lower than at this time last year, a decrease from March 2018.

Active Inventory

Versus last year, the total number of homes available this month is lower by 53 units or 26%. The total number of active inventory this March was 148 compared to 201 in March 2018. This month's total of 148 is lower than the previous month's total supply of available inventory of 191, a decrease of 23%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Olney, Logan, and Fern Rock Homes was \$95,000. This March, the median sale price was \$116,600, an increase of 23% or \$21,600 compared to last year. The current median sold price is 9% lower than in February.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Olney, Logan, and Fern Rock are defined as properties listed in zip code/s 19141 and 19120.

*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.



CHRISTIE'S INTERNATIONAL REAL ESTATE





The Long & Foster Market Minute™

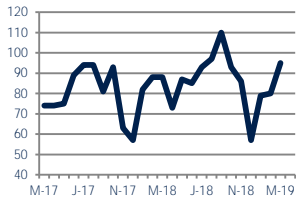
Focus On: Olney, Logan, and Fern Rock Housing Market

March 2019

Zip Code(s): 19141 and 19120

New Listings

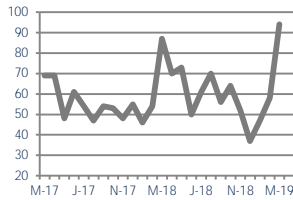
95



Up 8%
Vs. Year Ago

Current Contracts

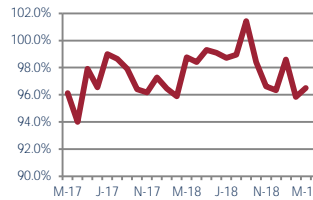
94



Up 8%
Vs. Year Ago

Sold Vs. List Price

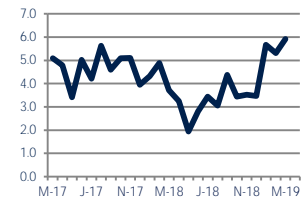
96.5%



Down -2.3%
Vs. Year Ago

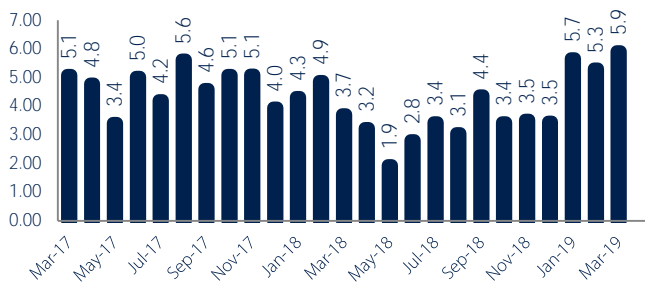
Months of Supply

5.9



Up 59%
Vs. Year Ago

Months Of Supply



Months of Supply

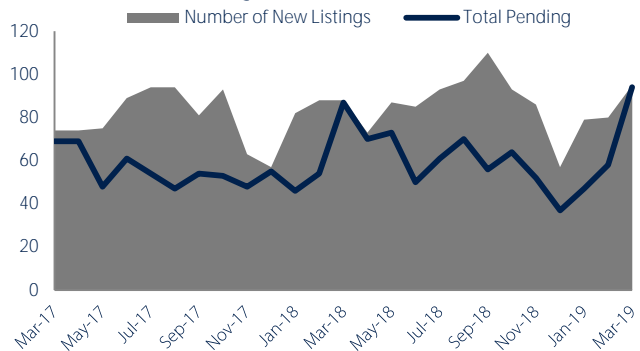
In March, there was 5.9 months of supply available in Olney, Logan, and Fern Rock, compared to 3.7 in March 2018. That is an increase of 59% versus a year ago.

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.

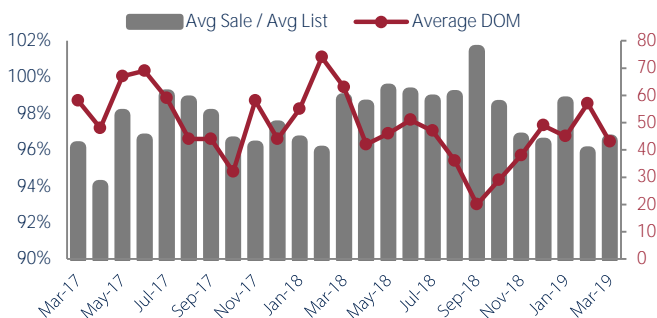
New Listings & Current Contracts

This month there were 95 homes newly listed for sale in Olney, Logan, and Fern Rock compared to 88 in March 2018, an increase of 8%. There were 94 current contracts pending sale this March compared to 87 a year ago. The number of current contracts is 8% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Olney, Logan, and Fern Rock was 96.5% of the average list price, which is 2.3% lower than at this time last year.

Days On Market

This month, the average number of days on market was 43, lower than the average last year, which was 63, a decrease of 32%.



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