

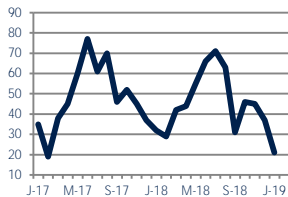
Focus On: Schwenksville and Harleysville Housing Market

January 2019

Zip Code(s): 19473, 19450, 19438, 19474 and 19430

Units Sold

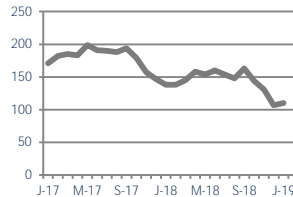
21



Down
Vs. Year Ago

Active Inventory

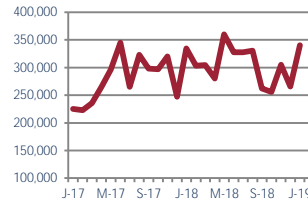
110



Down -20%
Vs. Year Ago

Median Sale Price

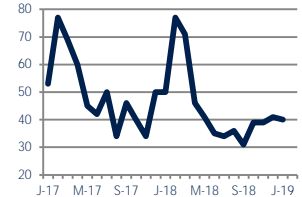
\$340,450



Up
Vs. Year Ago

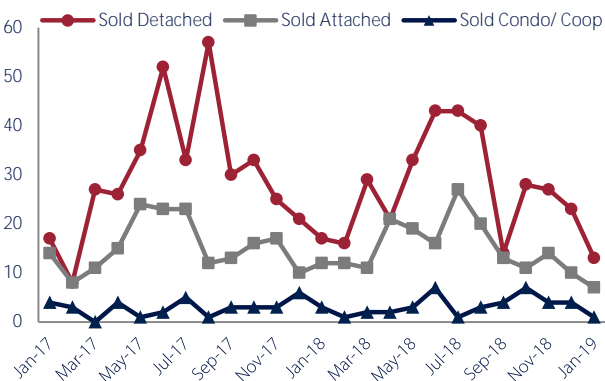
Days On Market

40



Down -20%
Vs. Year Ago

Units Sold*



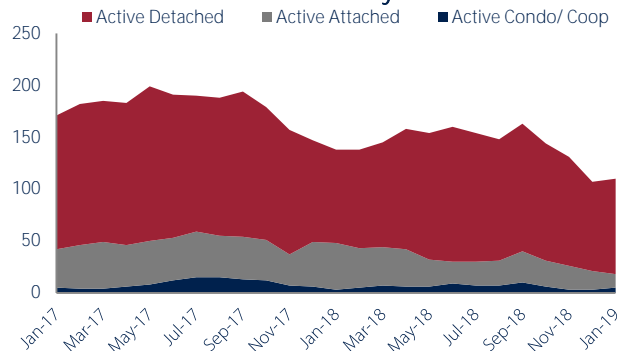
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 21 sold this month in Schwenksville and Harleysville. This month's total units sold was lower than at this time last year, a decrease from January 2018.

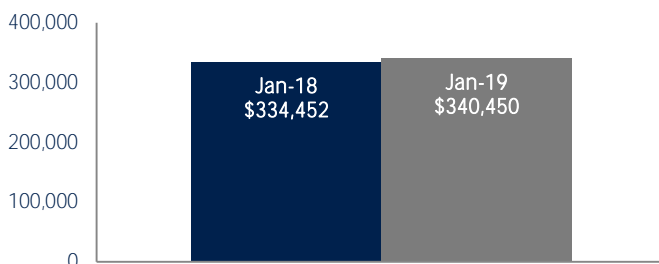
Active Inventory

Versus last year, the total number of homes available this month is lower by 28 units or 20%. The total number of active inventory this January was 110 compared to 138 in January 2018. This month's total of 110 is higher than the previous month's total supply of available inventory of 107, an increase of 3%.

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 Schwenksville and Harleysville Homes was \$334,452. This January, the median sale price was \$340,450, an increase of \$5,998 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.

Schwenksville and Harleysville are defined as properties listed in zip code/s 19473, 19450, 19438, 19474 and 19430.

*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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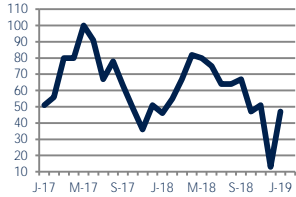
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Zip Code(s): 19473, 19450, 19438, 19474 and 19430

New Listings

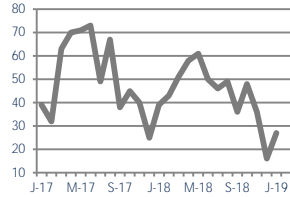
47



Up 2%
Vs. Year Ago

Current Contracts

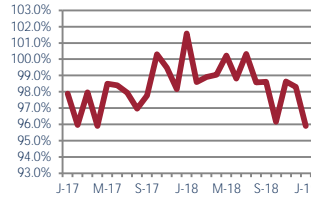
27



Down -31%
Vs. Year Ago

Sold Vs. List Price

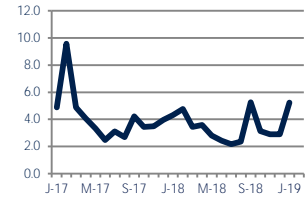
95.9%



Down
Vs. Year Ago

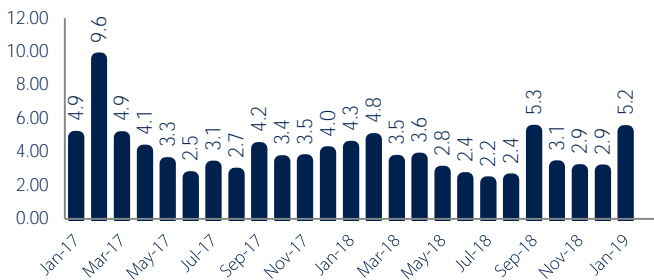
Months of Supply

5.2



Up 22%
Vs. Year Ago

Months Of Supply



Months of Supply

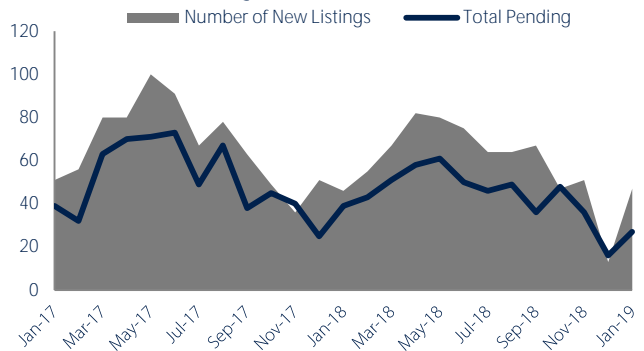
In January, there was 5.2 months of supply available in Schwenksville and Harleysville, compared to 4.3 in January 2018. That is an increase of 21% versus a year ago.

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.

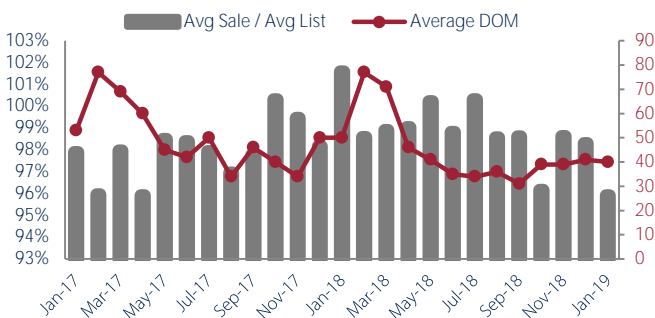
New Listings & Current Contracts

This month there were 47 homes newly listed for sale in Schwenksville and Harleysville compared to 46 in January 2018, an increase of 2%. There were 27 current contracts pending sale this January compared to 39 a year ago. The number of current contracts is 31% lower 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 Schwenksville and Harleysville was 95.9% of the average list price, which is lower than at this time last year.

Days On Market

This month, the average number of days on market was 40, lower than the average last year, which was 50, a decrease of 20%.



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