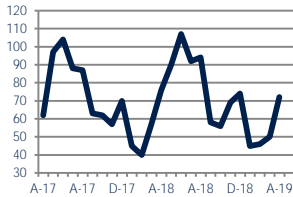


Zip Code(s): 19064, 19081, 19070, 19086 and 19033

Units Sold

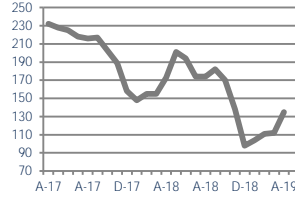
72



Down -5%
Vs. Year Ago

Active Inventory

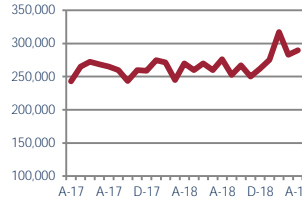
135



Down -22%
Vs. Year Ago

Median Sale Price

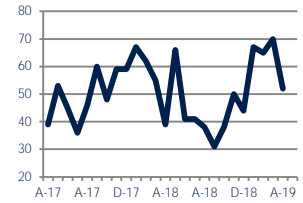
\$289,500



Up 7%
Vs. Year Ago

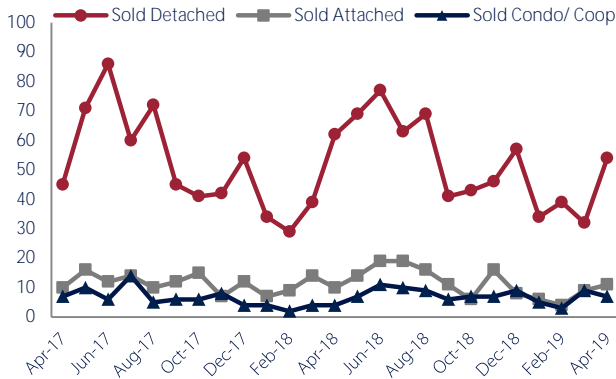
Days On Market

52



Up 33%
Vs. Year Ago

Units Sold*



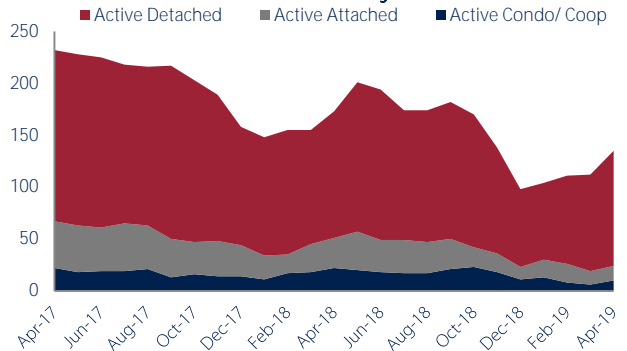
Units Sold

There was an increase in total units sold in April, with 72 sold this month in Springfield, Wallingford, and Swarthmore. This month's total units sold was lower than at this time last year.

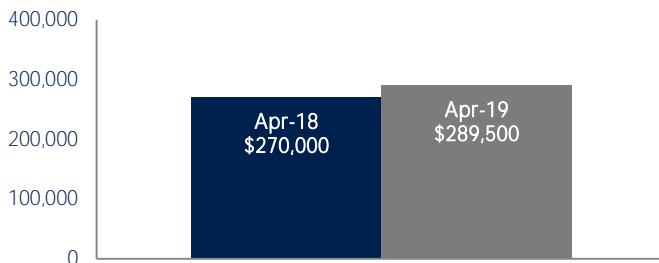
Active Inventory

Versus last year, the total number of homes available this month is lower by 38 units or 22%. The total number of active inventory this April was 135 compared to 173 in April 2018. This month's total of 135 is higher than the previous month's total supply of available inventory of 112, an increase of 21%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Springfield, Wallingford, and Swarthmore Homes was \$270,000. This April, the median sale price was \$289,500, an increase of 7% or \$19,500 compared to last year. The current median sold price is 2% higher than in March.

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



Springfield, Wallingford, and Swarthmore are defined as properties listed in zip code/s 19064, 19081, 19070, 19086 and 19033.

*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.



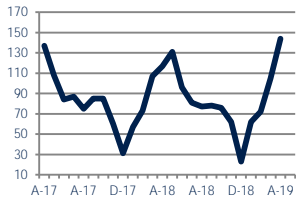
Focus On: Springfield, Wallingford, and Swarthmore Housing Market

April 2019

Zip Code(s): 19064, 19081, 19070, 19086 and 19033

New Listings

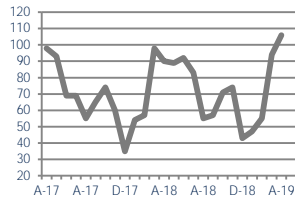
144



Up 23%
Vs. Year Ago

Current Contracts

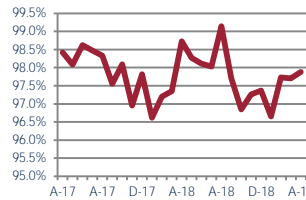
106



Up 18%
Vs. Year Ago

Sold Vs. List Price

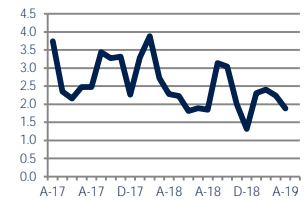
97.9%



Down -0.9%
Vs. Year Ago

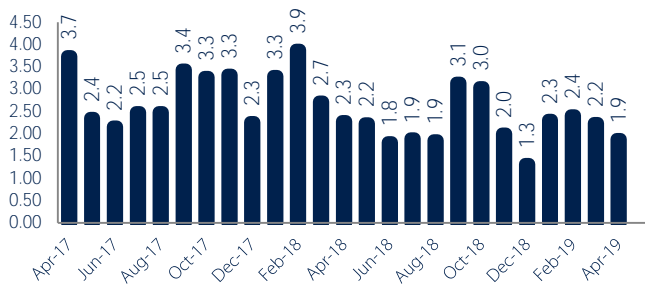
Months of Supply

1.9



Down -18%
Vs. Year Ago

Months Of Supply



Months of Supply

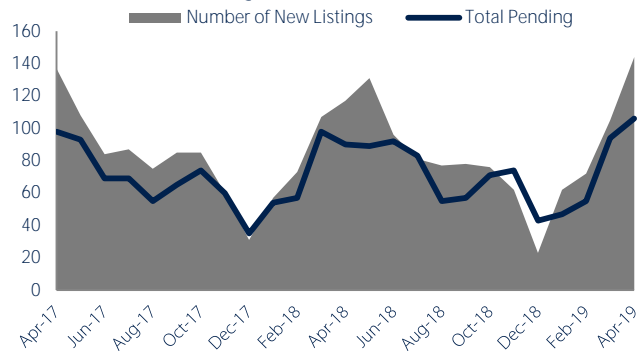
In April, there was 1.9 months of supply available in Springfield, Wallingford, and Swarthmore, compared to 2.3 in April 2018. That is a decrease of 18% versus a year ago.

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.

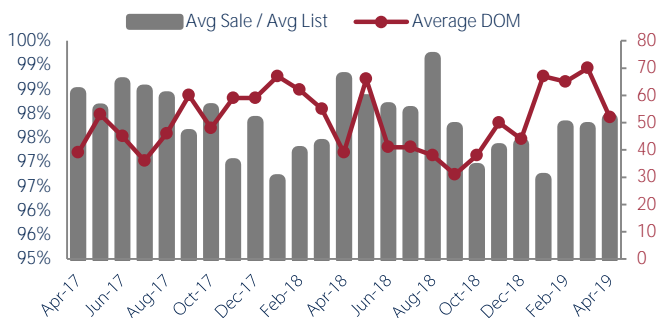
New Listings & Current Contracts

This month there were 144 homes newly listed for sale in Springfield, Wallingford, and Swarthmore compared to 117 in April 2018, an increase of 23%. There were 106 current contracts pending sale this April compared to 90 a year ago. The number of current contracts is 18% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Springfield, Wallingford, and Swarthmore was 97.9% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 52, higher than the average last year, which was 39, an increase of 33%.



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