



The Long & Foster Market Minute™

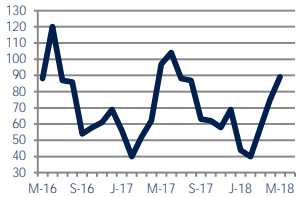
Focus On: Springfield, Wallingford, and Swarthmore Housing Market

May 2018

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

Units Sold

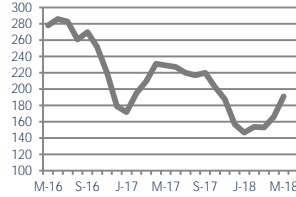
89



Down -8%
Vs. Year Ago

Active Inventory

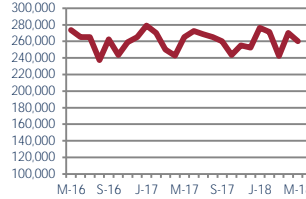
191



Down -17%
Vs. Year Ago

Median Sale Price

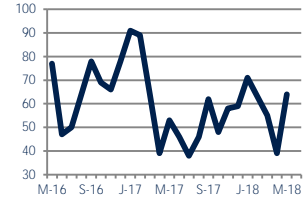
\$260,000



Down -2%
Vs. Year Ago

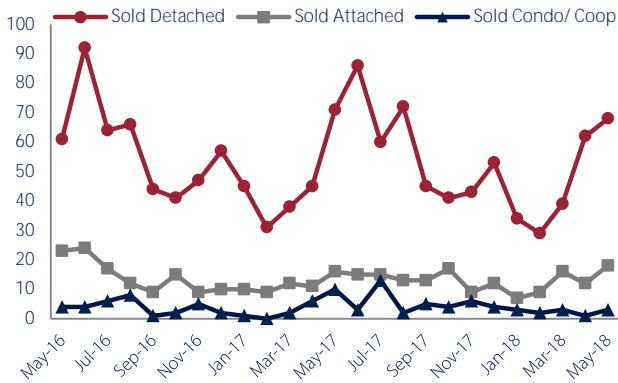
Days On Market

64



Up 21%
Vs. Year Ago

Units Sold*



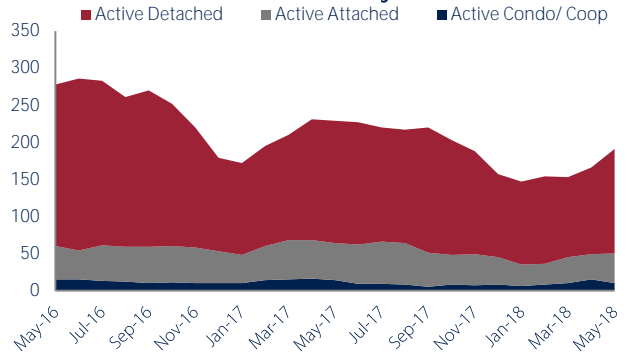
Units Sold

There was an increase in total units sold in May, with 89 sold this month in Springfield, Wallingford, and Swarthmore versus 75 last month, an increase of 19%. This month's total units sold was lower than at this time last year, a decrease of 8% versus May 2017.

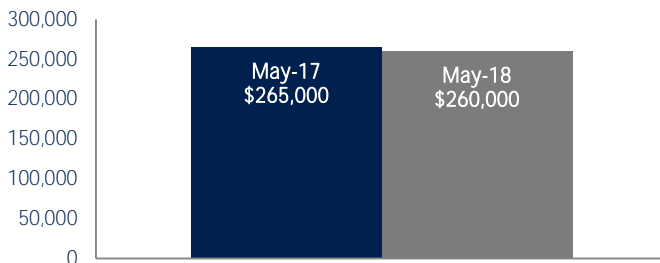
Active Inventory

Versus last year, the total number of homes available this month is lower by 38 units or 17%. The total number of active inventory this May was 191 compared to 229 in May 2017. This month's total of 191 is higher than the previous month's total supply of available inventory of 166, an increase of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Springfield, Wallingford, and Swarthmore Homes was \$265,000. This May, the median sale price was \$260,000, a decrease of 2% or \$5,000 compared to last year. The current median sold price is 4% lower than in April.

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 TREND 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 TREND or Long & Foster Real Estate, Inc.



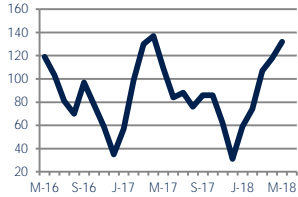
CHRISTIE'S
INTERNATIONAL REAL ESTATE



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

New Listings

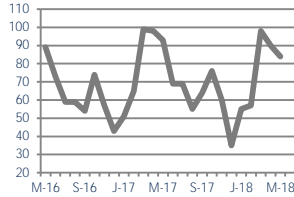
132



Up 21%
Vs. Year Ago

Current Contracts

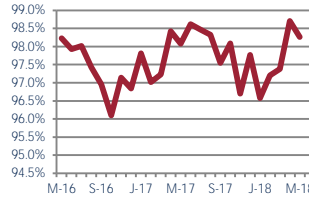
84



Down -10%
Vs. Year Ago

Sold Vs. List Price

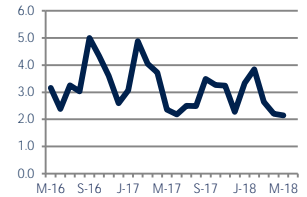
98.3%



No Change
Vs. Year Ago

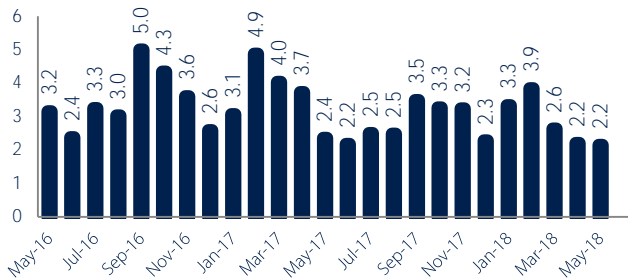
Months of Supply

2.2



Down -9%
Vs. Year Ago

Months Of Supply



Months of Supply

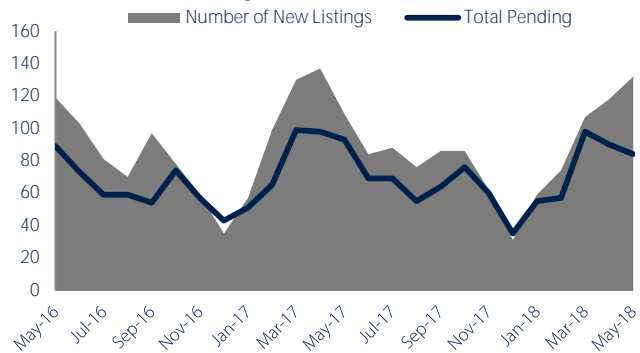
In May, there was 2.1 months of supply available in Springfield, Wallingford, and Swarthmore, compared to 2.4 in May 2017. That is a decrease of 9% versus a year ago.

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.

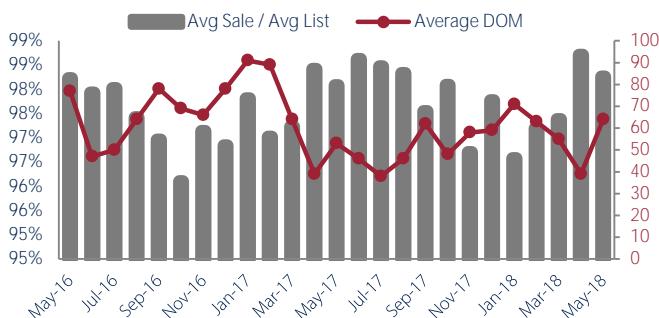
New Listings & Current Contracts

This month there were 132 homes newly listed for sale in Springfield, Wallingford, and Swarthmore compared to 109 in May 2017, an increase of 21%. There were 84 current contracts pending sale this May compared to 93 a year ago. The number of current contracts is 10% lower than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Springfield, Wallingford, and Swarthmore was 98.3% 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 64, higher than the average last year, which was 53, an increase of 21%.



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