



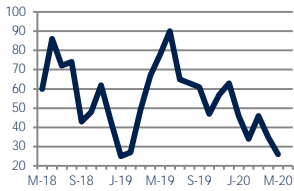
# The Long & Foster Market Minute™

Focus On: Glenside, Oreland, Fort Washington Housing Market

May 2020

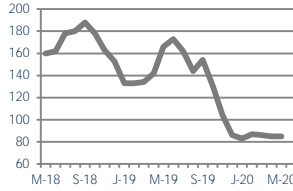
Zip Code(s): 19038, 19075, 19034, 19025 and 19031

**Units Sold**  
26



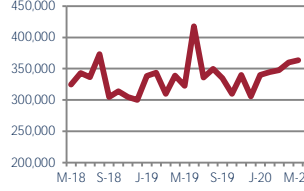
**Down**  
Vs. Year Ago

**Active Inventory**  
85



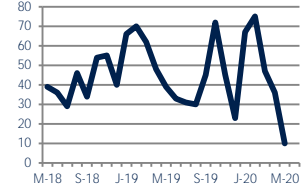
**Down -49%**  
Vs. Year Ago

**Median Sale Price**  
\$363,500



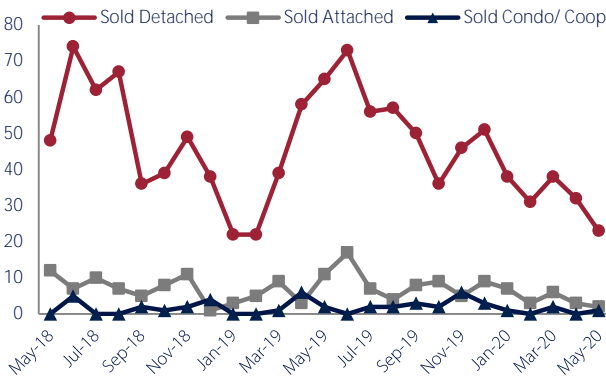
**Up 13%**  
Vs. Year Ago

**Days On Market**  
10



**Down**  
Vs. Year Ago

### Units Sold\*



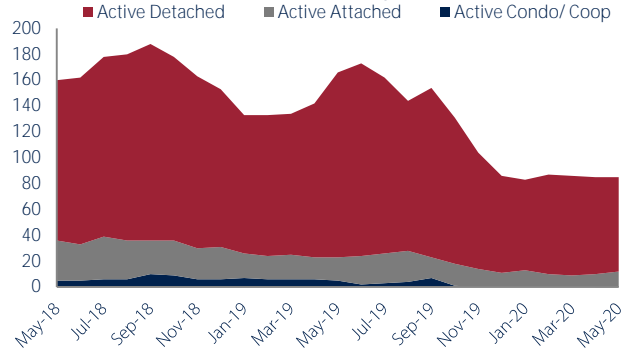
### Units Sold

With relatively few transactions, there was a decrease in total units sold in May, with 26 sold this month in Glenside, Oreland, Fort Washington. This month's total units sold was lower than at this time last year, a decrease from May 2019.

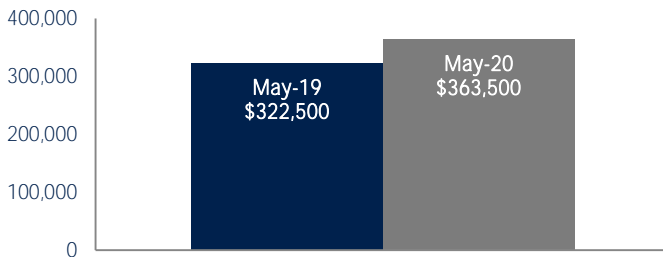
### Active Inventory

Versus last year, the total number of homes available this month is lower by 81 units or 49%. The total number of active inventory this May was 85 compared to 166 in May 2019. This month's supply remained stable as compared to last month.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last May, the median sale price for Glenside, Oreland, Fort Washington Homes was \$322,500. This May, the median sale price was \$363,500, an increase of 13% or \$41,000 compared to last year. The current median sold price is 1% higher 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.



Glenside, Oreland, Fort Washington are defined as properties listed in zip code/s 19038, 19075, 19034, 19025 and 19031.

\*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  
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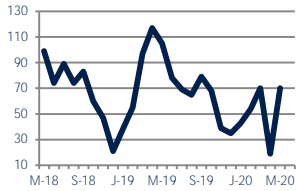
## Focus On: Glenside, Oreland, Fort Washington Housing Market

May 2020

Zip Code(s): 19038, 19075, 19034, 19025 and 19031

### New Listings

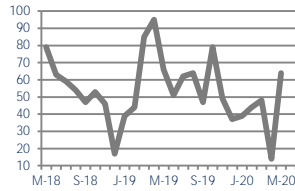
70



Down -33%  
Vs. Year Ago

### Current Contracts

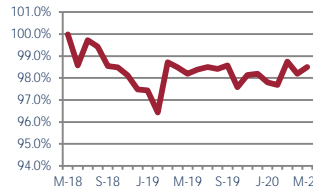
64



Down -3%  
Vs. Year Ago

### Sold Vs. List Price

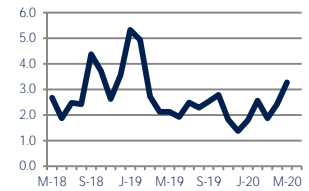
98.5%



No Change  
Vs. Year Ago

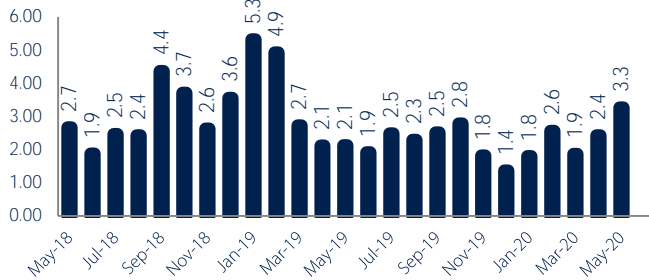
### Months of Supply

3.3



Up 54%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

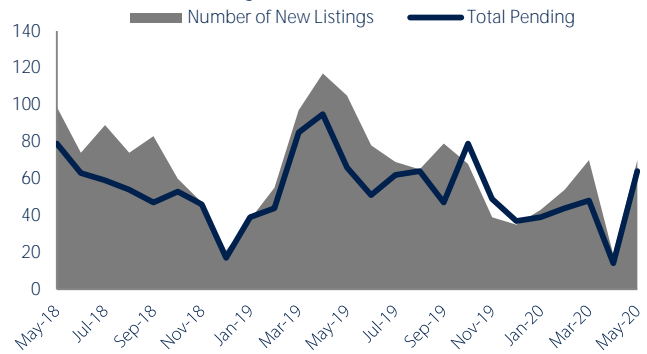
In May, there was 3.3 months of supply available in Glenside, Oreland, Fort Washington, compared to 2.1 in May 2019. That is an increase of 54% versus a year ago.

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.

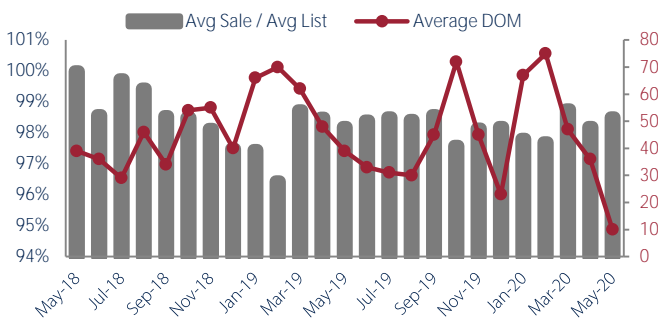
### New Listings & Current Contracts

This month there were 70 homes newly listed for sale in Glenside, Oreland, Fort Washington compared to 105 in May 2019, a decrease of 33%. There were 64 current contracts pending sale this May compared to 66 a year ago. The number of current contracts is 3% 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 Glenside, Oreland, Fort Washington was 98.5% 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 10, lower than the average last year, which was 39. This decrease was impacted by the limited number of sales.



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