

LONG & FOSTER
REAL ESTATE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

LuxInsight

Montgomery County

Pennsylvania

Luxury Housing Market Update

April 2018



Long & Foster Real Estate Family of Companies
Long & Foster | Christie's · Virginia Properties · Fonville Morisey · Northrop Realty · Urban Pace

Global Partnerships

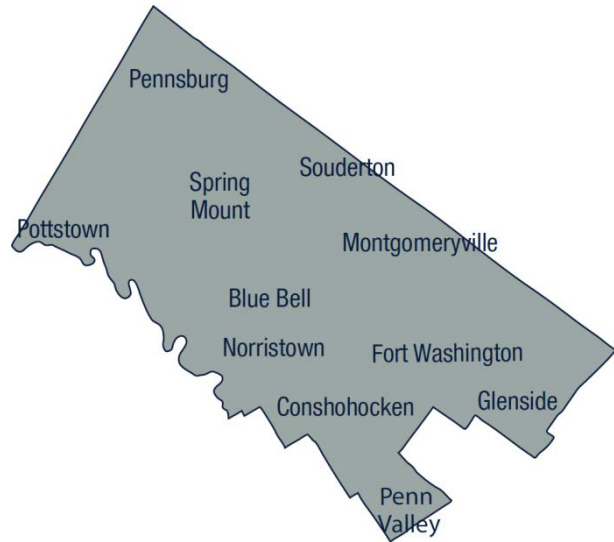
Christie's International Real Estate · Leading Real Estate Companies of the World® · Luxury Portfolio International · Who's Who in Luxury Real Estate

Montgomery County, Pennsylvania - April 2018

The real estate market is always changing, and if you're buying or selling a home—especially a luxury property—it's critical to understand the current market conditions. More than simply seeing what's happening to real estate as a whole in your local area, you need insights on what's taking place in the high-end market, specifically with uncommon and unique homes like yours or those for which you're shopping. That's why Long & Foster publishes our exclusive LuxInsight report—giving consumers like you invaluable information on the luxury market performance in your local area.

Published monthly, LuxInsight provides you with A broad overview of real estate trends in the high-end real estate market. From median sale prices and active inventory to the current housing Demand and available active listings, LuxInsight gives you access to essential statistics you need to know.

Beyond this valuable market information, Long & Foster's team of luxury sales associates is available to guide you through the real estate process. We believe luxury real estate is all about the individual, and when you work with us, you'll receive an experience tailored to your unique needs. You'll enjoy exceptional service and expertise, provided by agents who specialize in marketing and selling the most stunning luxury homes. You'll gain our exclusive connections around the world and get a luxury home experience with proven results.



AT A GLANCE

Homes \$750,000+



Long & Foster Real Estate Family of Companies

Long & Foster | Christie's · Virginia Properties · Fonville Morisey · Northrop Realty · Urban Pace

Global Partnerships

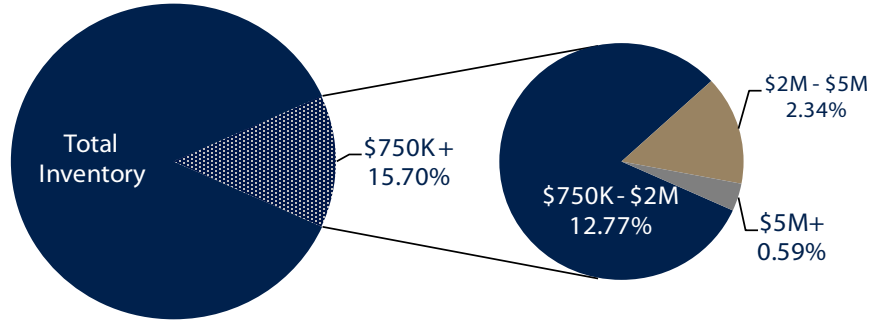
Christie's International Real Estate · Leading Real Estate Companies of the World® · Luxury Portfolio International · Who's Who in Luxury Real Estate

Montgomery County, Pennsylvania - April 2018

Compared to last April, the total number of homes more than \$750,000 available this month was higher by 1.6% and higher by 0.9% compared to April 2016.

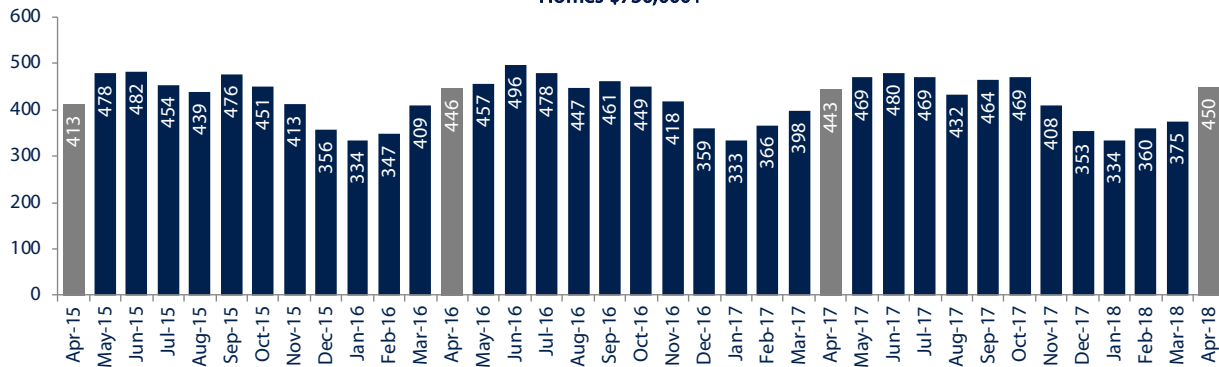
Active inventory this April was 20.0% higher than the previous month's supply of available inventory.

INVENTORY PRICE RANGES



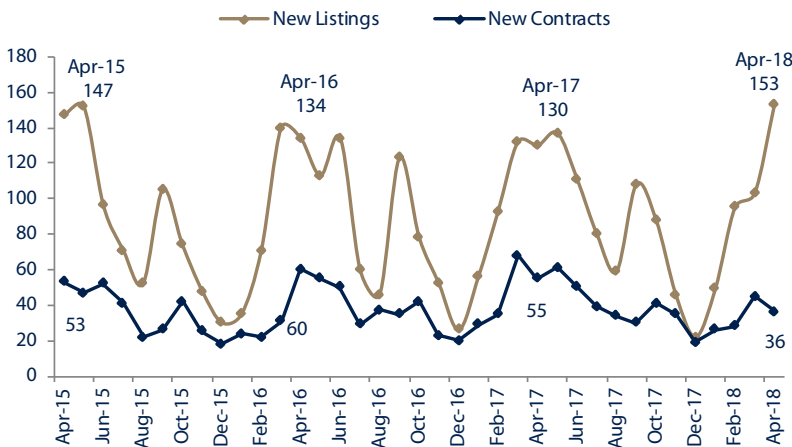
ACTIVE INVENTORY

Homes \$750,000+



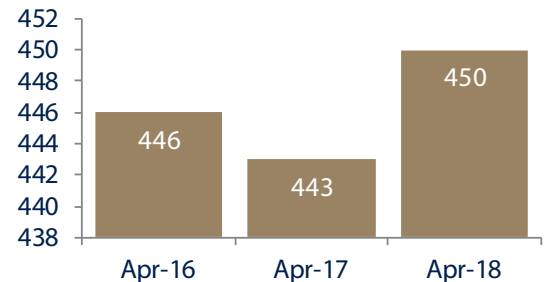
NEW LISTINGS & NEW CONTRACTS

Homes \$750,000+



ACTIVE INVENTORY

Versus Previous Years
Homes \$750,000+

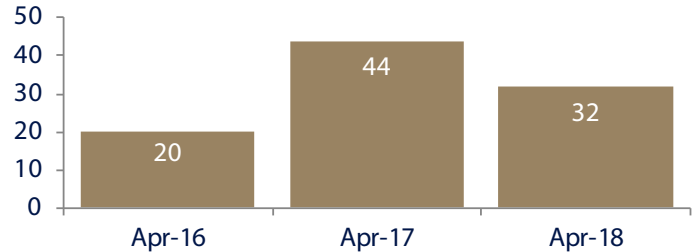


Montgomery County, Pennsylvania - April 2018

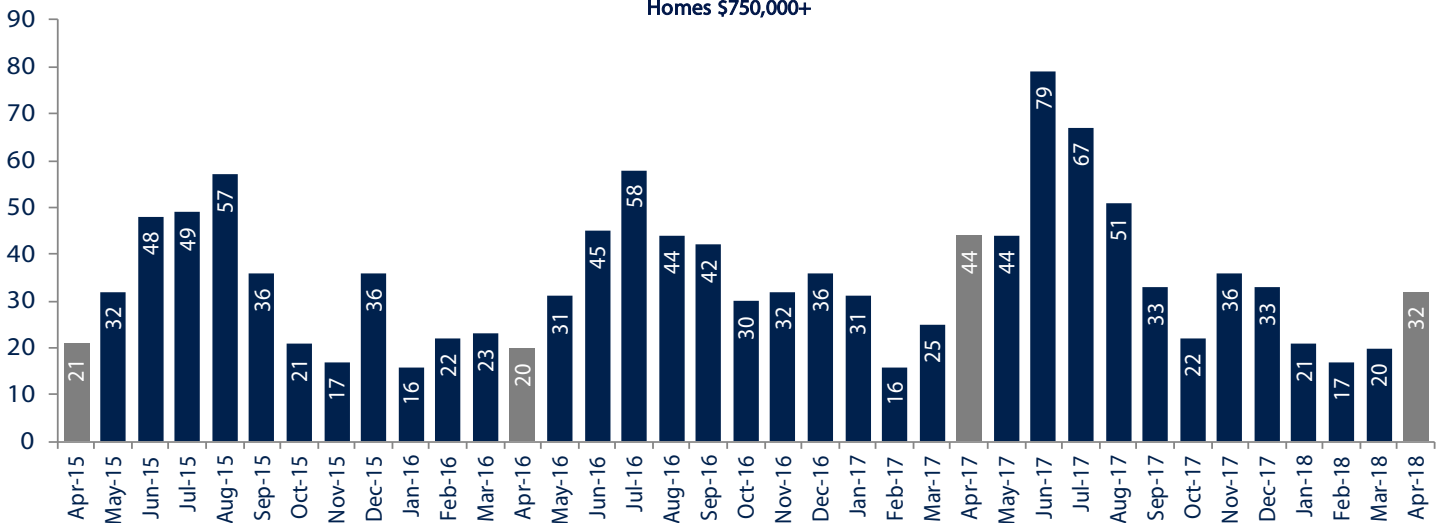
This month's units sold for homes more than \$750,000 was lower than at this time last year, a decrease of 27.3% versus last April and an increase of 60.0% versus April of 2016.

There was an increase of 60.0% in luxury units sold in April compared to March of this year.

UNITS SOLD
Versus Previous Years
Homes \$750,000+



UNITS SOLD
Homes \$750,000+



RECENT SELECTED LUXURY SALES

Homes \$750,000+

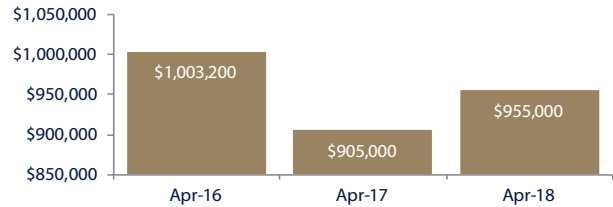
Sold Date	City	Zip Code	Final List Price	Final Sale Price	Sale Price as % of List Price	DOM	Long & Foster Represented	
							Buyer	Seller
April 4, 2018	Lafayette Hill	19128	\$2,250,000	\$2,600,000	115.6%	12		✓
April 20, 2018	Ambler	19002	\$1,495,900	\$1,415,000	94.6%	53		✓
March 23, 2018	Ardmore	19003	\$835,000	\$835,000	100.0%	2		✓
March 16, 2018	Blue Bell	19422	\$865,000	\$810,000	93.6%	60	✓	
March 30, 2018	Blue Bell	19422	\$779,900	\$750,000	96.2%	9		✓
February 15, 2018	Villanova	19085	\$1,569,200	\$1,493,500	95.2%	84		✓
February 12, 2018	Bala Cynwyd	19004	\$1,100,000	\$1,140,000	103.6%	23		✓
February 28, 2018	Ardmore	19003	\$835,000	\$835,000	100.0%	101		✓
January 31, 2018	Gladwyne	19010	\$1,249,999	\$1,199,999	96.0%	62		✓
January 5, 2018	Wynnewood	19096	\$779,000	\$785,000	100.8%	4		✓

Montgomery County, Pennsylvania - April 2018

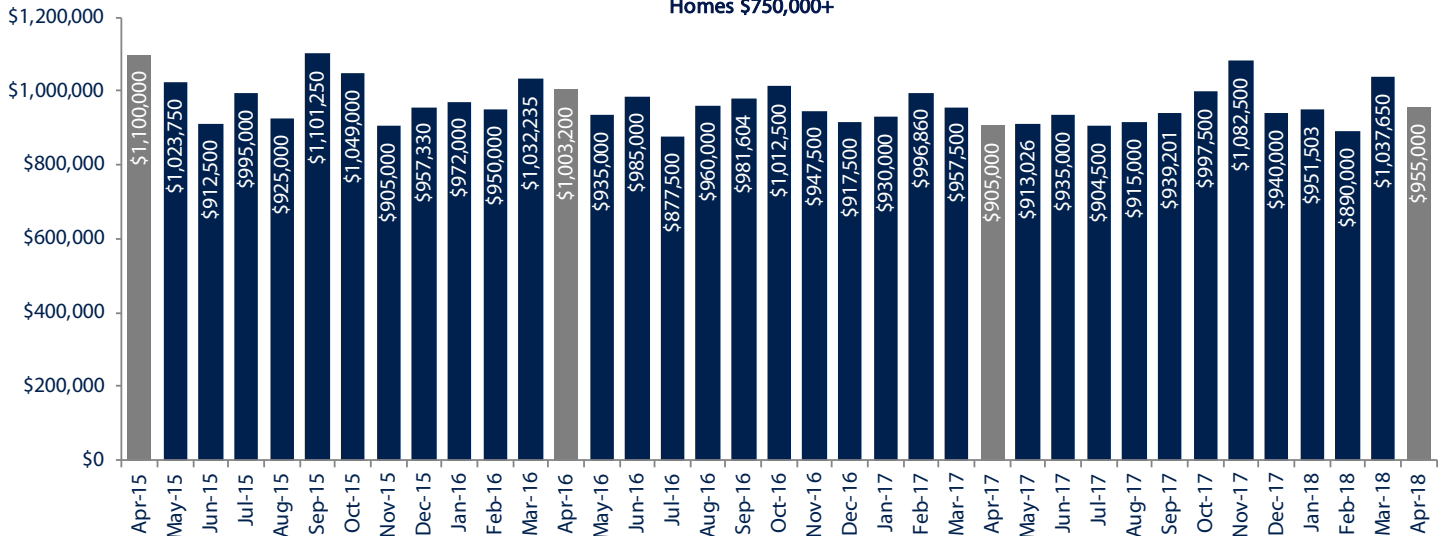
In April, the median sales price for homes more than \$750,000 was \$955,000, an increase of 5.5% compared to last year.

The current median sales price was lower by 8.0% than in March.

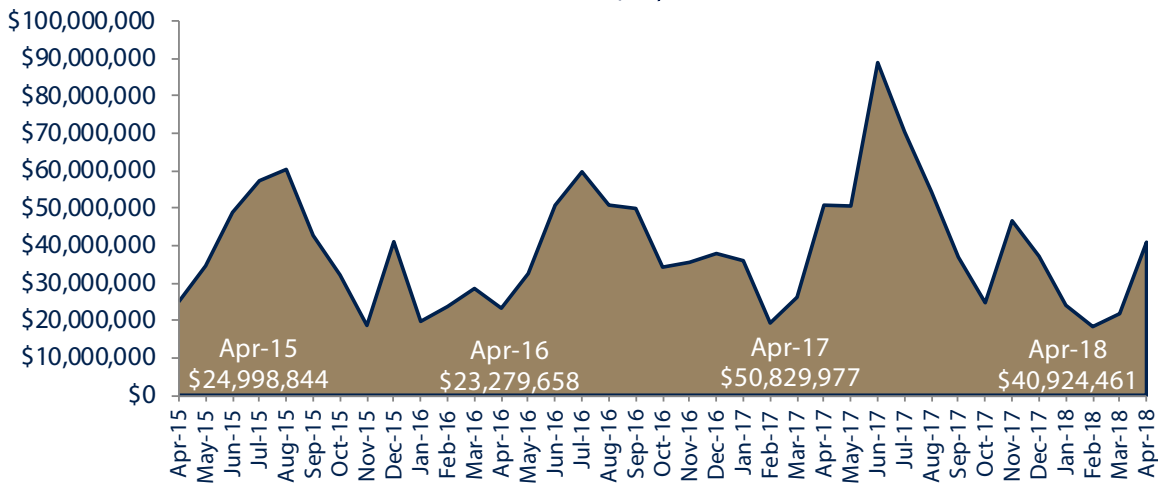
MEDIAN SALES PRICE
Versus Previous Years
Homes \$750,000+



MEDIAN SALES PRICE
Homes \$750,000+



TOTAL DOLLAR VOLUME SOLD
Homes \$750,000+



Total volume sold this April was 19.5% lower than the same month one year ago.

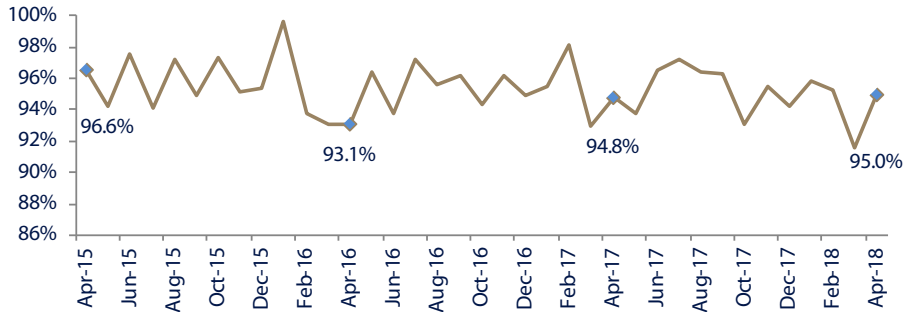
Montgomery County, Pennsylvania - April 2018

In April, the average sale price for homes more than \$750,000 was 95.0% of the average list price, which is 0.2% higher than at this time last year.

This month, the average number of days on market was 83, lower than the average last year, which was 94, a decrease of 11.7%.

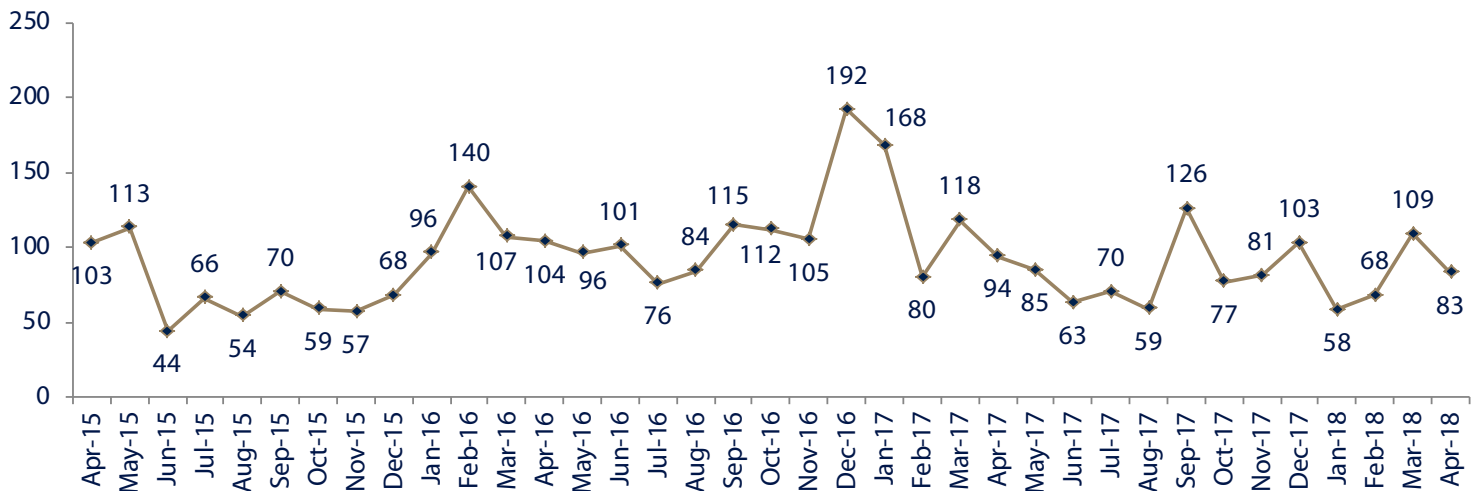
SALE PRICE AS % OF LIST PRICE

Homes \$750,000+



DAYS ON MARKET

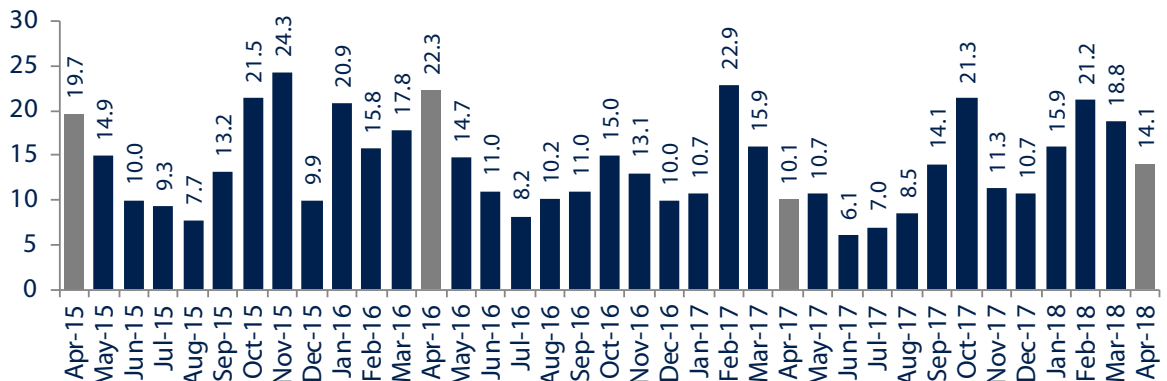
Homes \$750,000+



MONTHS OF SUPPLY

Homes \$750,000+

In April, there were 14.1 months of supply available, compared to 10.1 in April of 2017. That is an increase of 39.6% versus a year ago.



Montgomery County, Pennsylvania - April 2018

References & Definitions

MONTGOMERY, PA: LISTING SOURCE, REPORTING AREA, & DEFINITION

Based on data supplied by the TREND MLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace.

This report includes coverage for the county of Montgomery, Pennsylvania only.

Analysis dates for all regions are April 1, 2015 through April 30, 2018.

Contacts & Disclaimers

MEDIA CONTACT

Vicki Bendure, Bendure Communications

Email: Vicki@bendurepr.com

Phone: (540) 687-3360

CREATED BY

Michael Bystry, Long & Foster Real Estate, Inc.

Senior Market Research Analyst

DISCLAIMER

"Information contained in this report is based on data provided by the local area Multiple Listing Service and its member Association(s) of REALTORS®. No representation, expressed or implied, should be taken from information herein. Neither these organizations nor Long & Foster Real Estate, Inc. guarantee or are in any way responsible for the accuracy of these results, which do not reflect all activity in the marketplace. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Analysis dates are April 1, 2015 through April 30, 2018. Information contained in this report is not limited to transactions done by Long & Foster Real Estate, Inc. The data reported is solely for residential real estate transactions."

"Information contained in this report is deemed reliable but not guaranteed, should be independently verified and does not constitute an opinion of Long & Foster Real Estate, Inc."

For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Analysis dates are April 1, 2015 through April 30, 2018".

Material appearing in this report may be reproduced or copied without permission. Please use the following acknowledgement for citation:

Source: Long & Foster Real Estate, Inc. and also cite the appropriate MLS.