



AUGUST 2018

SINGLE-FAMILY YEAR-TO-DATE MARKET SNAPSHOT



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The Year-to-Date Market Snapshot details key statistical information for single-family listings recorded within TREND. This statistical report is organized by county and contains valuable year-to-date information for sales, prices and percentage changes for each of the last three years. This easy-to-read, at-a-glance format empowers you to evaluate current market activity for year-to-date sales as well as to compare it to previous years, so you can quickly and clearly see the annual trends in a particular market area.

Utilizing the Market Snapshot allows you to gain a better understanding of your market. This will give you new insights and increased value when working with consumers. This powerful statistical report is provided exclusively to TREND members.

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Definitions

Settled Units	The number of single-family listings settled year-to-date (YTD) through the specified month and year.
Average Settled Price	The average price that single-family listings have settled for year-to-date (YTD) through the specified month and year. Determined by dividing the Total Settled Volume by the number of Settled Units.
Median Settled Price	The median price that single-family listings have settled for year-to-date (YTD) through the specified month and year. Determined by arranging all Settled Units year-to-date (YTD) in numerical order by price and then selecting the middle value.
Total Settled Volume	The total dollar volume of single-family listings that have settled year-to-date (YTD) through the specified month and year.
Avg SPrice / OPrice (Average Settled Price / Original Price)	The average percentage of the Original Price that single-family listings have settled for year-to-date (YTD) through the specified month and year. This number is determined by calculating the Settled Price/Original Price for every listing, summing them and then dividing by the number of settled listings. TREND excludes listings if the Settled Price is greater than 150 percent or less than 50 percent of the Original Price. This ensures the percentage is more representative of listings in the market area.

Notes on Statistics

- All statistics are from TREND's monthly Residential Activity Reports. While each original version of the Residential Activity Report is subsequently updated each of the next two months, any changes will not be reflected in this report. Due to the fluid nature of MLS data, insignificant statistical variations may occur with regard to sales activity between the various TREND reports.
- Mobile homes and condominiums are excluded from these statistics.
- This report includes information on listings and transactions facilitated through TREND and does not reflect the total number of listings and transactions of a given market area.
- All monetary statistics are rounded to the nearest \$10.

Year-To-Date Market Snapshot: Single-Family, August 2018

Bucks County, PA

	YTD Aug 2016	YTD Aug 2017	YTD Aug 2018	2016/2017 Change	2017/2018 Change
Settled Units	4,844	4,993	4,859	3.08%	-2.68%
Average Settled Price	\$341,000	\$358,000	\$381,000	4.99%	6.42%
Median Settled Price	\$295,000	\$312,000	\$325,000	5.76%	4.17%
Total Settled Volume	\$1,656,513,000	\$1,791,072,000	\$1,855,375,000	8.12%	3.59%
Avg SPrice/OPrice	94.90%	95.88%	96.30%	1.03%	0.44%

Berks County, PA

	YTD Aug 2016	YTD Aug 2017	YTD Aug 2018	2016/2017 Change	2017/2018 Change
Settled Units	3,244	3,296	3,321	1.60%	0.76%
Average Settled Price	\$170,000	\$176,000	\$182,000	3.53%	3.41%
Median Settled Price	\$155,000	\$164,000	\$165,000	5.81%	0.61%
Total Settled Volume	\$554,270,000	\$581,195,000	\$604,612,000	4.86%	4.03%
Avg SPrice/OPrice	93.13%	94.79%	95.53%	1.78%	0.78%

Chester County, PA

	YTD Aug 2016	YTD Aug 2017	YTD Aug 2018	2016/2017 Change	2017/2018 Change
Settled Units	4,347	4,649	4,730	6.95%	1.74%
Average Settled Price	\$375,000	\$392,000	\$405,000	4.53%	3.32%
Median Settled Price	\$326,000	\$345,000	\$355,000	5.83%	2.90%
Total Settled Volume	\$1,633,837,000	\$1,826,272,000	\$1,917,756,000	11.78%	5.01%
Avg SPrice/OPrice	95.47%	96.57%	97.11%	1.15%	0.56%

Year-To-Date Market Snapshot: Single-Family, August 2018

Burlington County, NJ

	YTD Aug 2016	YTD Aug 2017	YTD Aug 2018	2016/2017 Change	2017/2018 Change
Settled Units	3,791	4,253	4,491	12.19%	5.60%
Average Settled Price	\$246,000	\$237,000	\$242,000	-3.66%	2.11%
Median Settled Price	\$217,000	\$208,000	\$215,000	-4.15%	3.37%
Total Settled Volume	\$933,498,000	\$1,011,979,000	\$1,089,818,000	8.41%	7.69%
Avg SPrice/OPrice	92.88%	93.72%	94.43%	0.90%	0.76%

Delaware County, PA

	YTD Aug 2016	YTD Aug 2017	YTD Aug 2018	2016/2017 Change	2017/2018 Change
Settled Units	4,354	4,564	4,581	4.82%	0.37%
Average Settled Price	\$264,000	\$274,000	\$274,000	3.79%	0.00%
Median Settled Price	\$210,000	\$215,000	\$215,000	2.38%	0.00%
Total Settled Volume	\$1,152,355,000	\$1,251,094,000	\$1,255,988,000	8.57%	0.39%
Avg SPrice/OPrice	92.95%	94.35%	95.13%	1.51%	0.83%

Camden County, NJ

	YTD Aug 2016	YTD Aug 2017	YTD Aug 2018	2016/2017 Change	2017/2018 Change
Settled Units	4,013	4,851	4,879	20.88%	0.58%
Average Settled Price	\$187,000	\$188,000	\$187,000	0.53%	-0.53%
Median Settled Price	\$165,000	\$165,000	\$167,000	0.00%	1.21%
Total Settled Volume	\$754,347,000	\$916,490,000	\$916,666,000	21.49%	0.02%
Avg SPrice/OPrice	91.92%	92.98%	93.52%	1.15%	0.58%

Year-To-Date Market Snapshot: Single-Family, August 2018

Montgomery County, PA

	YTD Aug 2016	YTD Aug 2017	YTD Aug 2018	2016/2017 Change	2017/2018 Change
Settled Units	6,703	7,043	6,781	5.07%	-3.72%
Average Settled Price	\$330,000	\$349,000	\$351,000	5.76%	0.57%
Median Settled Price	\$280,000	\$295,000	\$300,000	5.36%	1.69%
Total Settled Volume	\$2,214,437,000	\$2,458,477,000	\$2,381,956,000	11.02%	-3.11%
Avg SPrice/OPrice	94.89%	95.90%	96.48%	1.06%	0.60%

Cumberland County, NJ

	YTD Aug 2016	YTD Aug 2017	YTD Aug 2018	2016/2017 Change	2017/2018 Change
Settled Units	583	647	855	10.98%	32.15%
Average Settled Price	\$130,000	\$125,000	\$127,000	-3.85%	1.60%
Median Settled Price	\$133,000	\$123,000	\$129,000	-7.52%	4.88%
Total Settled Volume	\$76,334,000	\$81,051,000	\$109,242,000	6.18%	34.78%
Avg SPrice/OPrice	90.99%	90.92%	91.56%	-0.08%	0.70%

Gloucester County, NJ

	YTD Aug 2016	YTD Aug 2017	YTD Aug 2018	2016/2017 Change	2017/2018 Change
Settled Units	2,348	2,758	2,950	17.46%	6.96%
Average Settled Price	\$207,000	\$196,000	\$198,000	-5.31%	1.02%
Median Settled Price	\$198,000	\$185,000	\$186,000	-6.57%	0.54%
Total Settled Volume	\$487,732,000	\$543,061,000	\$584,513,000	11.34%	7.63%
Avg SPrice/OPrice	93.42%	93.15%	93.48%	-0.29%	0.35%

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Kent County, DE

	YTD Aug 2016	YTD Aug 2017	YTD Aug 2018	2016/2017 Change	2017/2018 Change
Settled Units	1,265	1,516	1,542	19.84%	1.72%
Average Settled Price	\$204,000	\$205,000	\$213,000	0.49%	3.90%
Median Settled Price	\$200,000	\$203,000	\$210,000	1.50%	3.45%
Total Settled Volume	\$259,201,000	\$311,874,000	\$329,287,000	20.32%	5.58%
Avg SPrice/OPrice	95.46%	95.02%	96.78%	-0.46%	1.85%

New Castle County, DE

	YTD Aug 2016	YTD Aug 2017	YTD Aug 2018	2016/2017 Change	2017/2018 Change
Settled Units	4,051	4,631	4,662	14.32%	0.67%
Average Settled Price	\$249,000	\$251,000	\$256,000	0.80%	1.99%
Median Settled Price	\$226,000	\$225,000	\$230,000	-0.44%	2.22%
Total Settled Volume	\$1,012,184,000	\$1,165,265,000	\$1,195,238,000	15.12%	2.57%
Avg SPrice/OPrice	94.74%	95.20%	96.46%	0.49%	1.32%

Mercer County, NJ

	YTD Aug 2016	YTD Aug 2017	YTD Aug 2018	2016/2017 Change	2017/2018 Change
Settled Units	2,355	2,596	2,540	10.23%	-2.16%
Average Settled Price	\$357,000	\$348,000	\$336,000	-2.52%	-3.45%
Median Settled Price	\$252,000	\$255,000	\$255,000	1.19%	0.00%
Total Settled Volume	\$841,841,000	\$903,515,000	\$855,404,000	7.33%	-5.32%
Avg SPrice/OPrice	92.97%	93.69%	94.34%	0.77%	0.69%

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Salem County, NJ

	YTD Aug 2016	YTD Aug 2017	YTD Aug 2018	2016/2017 Change	2017/2018 Change
Settled Units	415	515	655	24.10%	27.18%
Average Settled Price	\$141,000	\$131,000	\$120,000	-7.09%	-8.40%
Median Settled Price	\$131,000	\$119,000	\$98,000	-9.16%	-17.65%
Total Settled Volume	\$58,867,000	\$67,711,000	\$78,881,000	15.02%	16.50%
Avg SPrice/OPrice	87.34%	87.85%	87.45%	0.58%	-0.46%

Schuylkill County, PA

	YTD Aug 2016	YTD Aug 2017	YTD Aug 2018	2016/2017 Change	2017/2018 Change
Settled Units	690	738	729	6.96%	-1.22%
Average Settled Price	\$93,000	\$99,000	\$104,000	6.45%	5.05%
Median Settled Price	\$70,000	\$79,000	\$82,000	12.86%	3.80%
Total Settled Volume	\$64,319,000	\$73,346,000	\$76,076,000	14.03%	3.72%
Avg SPrice/OPrice	88.39%	89.00%	89.94%	0.69%	1.06%

Philadelphia County, PA

	YTD Aug 2016	YTD Aug 2017	YTD Aug 2018	2016/2017 Change	2017/2018 Change
Settled Units	9,657	10,264	10,129	6.29%	-1.32%
Average Settled Price	\$206,000	\$227,000	\$238,000	10.19%	4.85%
Median Settled Price	\$160,000	\$174,000	\$190,000	8.75%	9.20%
Total Settled Volume	\$1,997,362,000	\$2,331,123,000	\$2,419,167,000	16.71%	3.78%
Avg SPrice/OPrice	93.42%	94.64%	95.53%	1.31%	0.94%