



# The Long & Foster Market Minute™

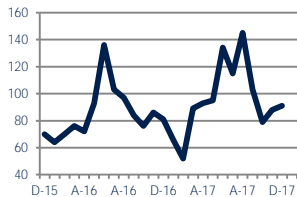
Focus On: Brandywine Housing Market

December 2017

Zip Code(s): 19803,19809,19810,19703 and 19732

### Units Sold

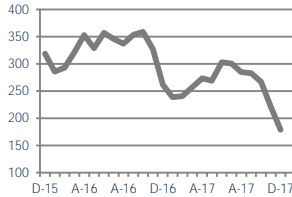
91



Up 12%  
Vs. Year Ago

### Active Inventory

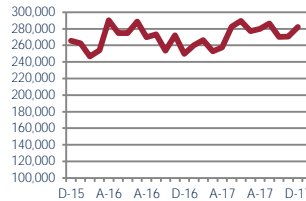
179



Down -32%  
Vs. Year Ago

### Median Sale Price

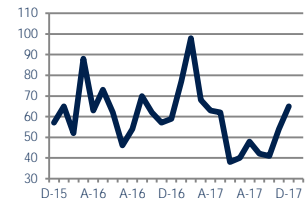
\$282,000



Up 13%  
Vs. Year Ago

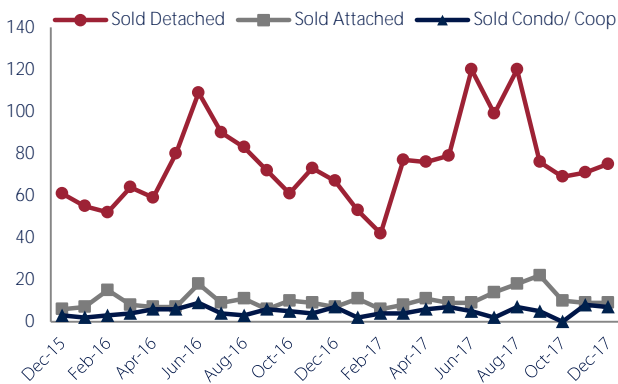
### Days On Market

65



Up 10%  
Vs. Year Ago

### Units Sold\*



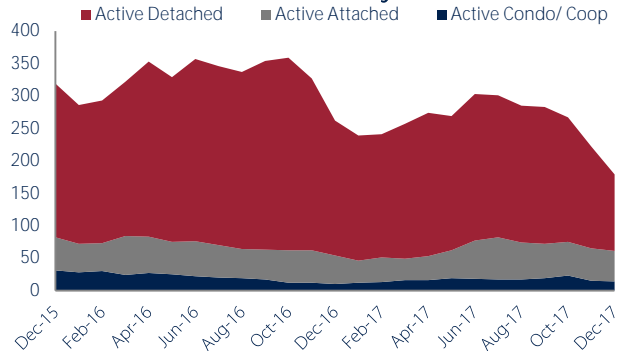
### Units Sold

There was an increase in total units sold in December, with 91 sold this month in Brandywine versus 88 last month, an increase of 3%. This month's total units sold was higher than at this time last year, an increase of 12% versus December 2016.

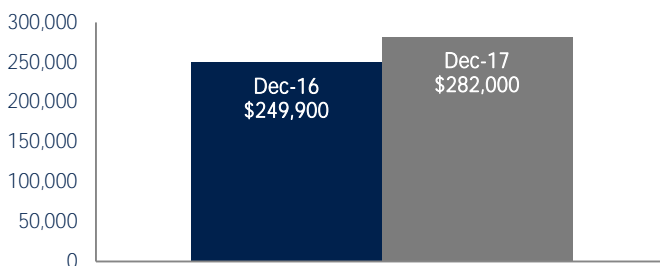
### Active Inventory

Versus last year, the total number of homes available this month is lower by 83 units or 32%. The total number of active inventory this December was 179 compared to 262 in December 2016. This month's total of 179 is lower than the previous month's total supply of available inventory of 222, a decrease of 19%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last December, the median sale price for Brandywine Homes was \$249,900. This December, the median sale price was \$282,000, an increase of 13% or \$32,100 compared to last year. The current median sold price is 4% higher than in November.

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

Brandywine are defined as properties listed in zip code/s 19803,19809,19810,19703 and 19732.

\*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 TRiND 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 TRiND or Long & Foster Real Estate, Inc.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





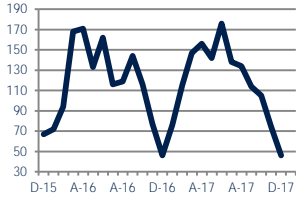
## Focus On: Brandywine Housing Market

December 2017

Zip Code(s): 19803,19809,19810,19703 and 19732

### New Listings

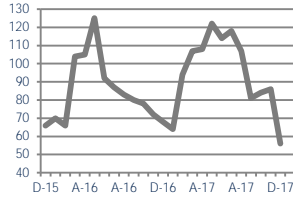
46



No Change  
Vs. Year Ago

### Current Contracts

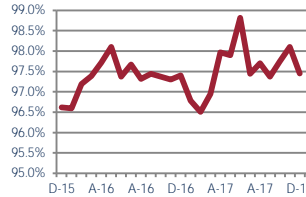
56



Down -18%  
Vs. Year Ago

### Sold Vs. List Price

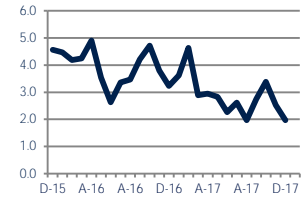
97.5%



No Change  
Vs. Year Ago

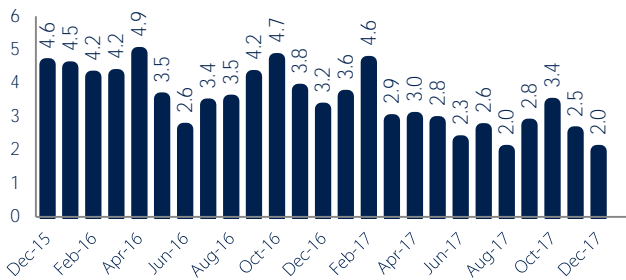
### Months of Supply

2.0



Down -39%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

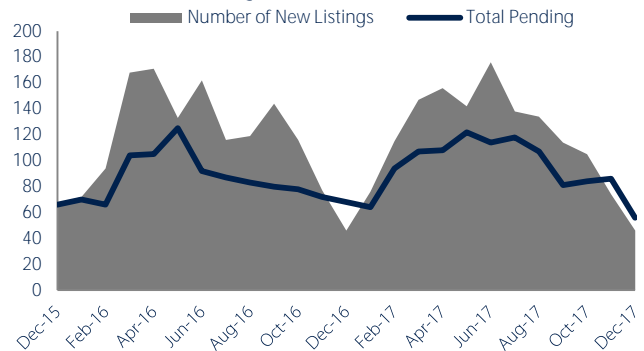
In December, there was 2.0 months of supply available in Brandywine, compared to 3.2 in December 2016. That is a decrease of 39% versus a year ago.

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.

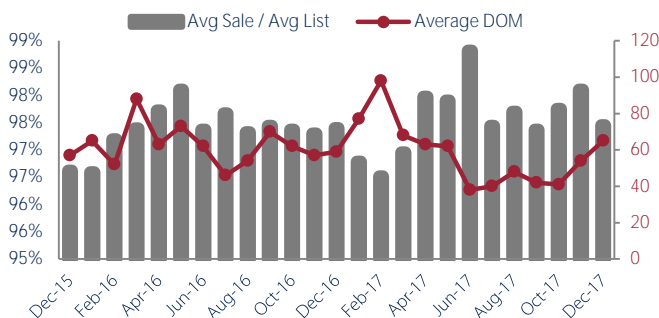
### New Listings & Current Contracts

This month there were 46 homes newly listed for sale in Brandywine, which is similar to the amount in December 2016. There were 56 current contracts pending sale this December compared to 68 a year ago. The number of current contracts is 18% lower than last December.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In December, the average sale price in Brandywine was 97.5% 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 65, higher than the average last year, which was 59, an increase of 10%.



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