



The Long & Foster Market Minute™

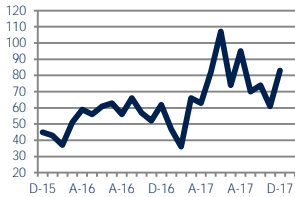
Focus On: Allegheny West, Strawberry Mansion, and Hartranft Housing Market

December 2017

Zip Code(s): 19132, 19121, 19122 and 19133

Units Sold

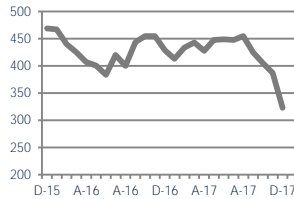
83



Up 34%
Vs. Year Ago

Active Inventory

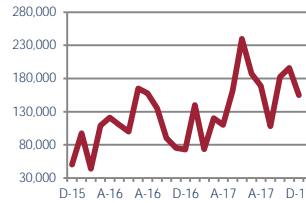
323



Down -25%
Vs. Year Ago

Median Sale Price

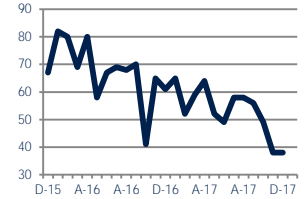
\$155,000



Up
Vs. Year Ago

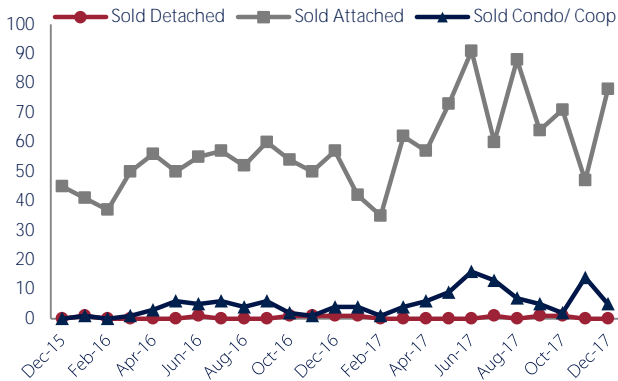
Days On Market

38



Down -38%
Vs. Year Ago

Units Sold*



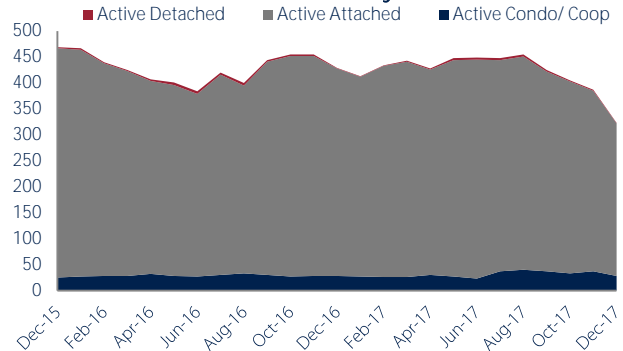
Units Sold

There was an increase in total units sold in December, with 83 sold this month in Allegheny West, Strawberry Mansion, and Hartranft. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 106 units or 25%. The total number of active inventory this December was 323 compared to 429 in December 2016. This month's total of 323 is lower than the previous month's total supply of available inventory of 387, a decrease of 17%.

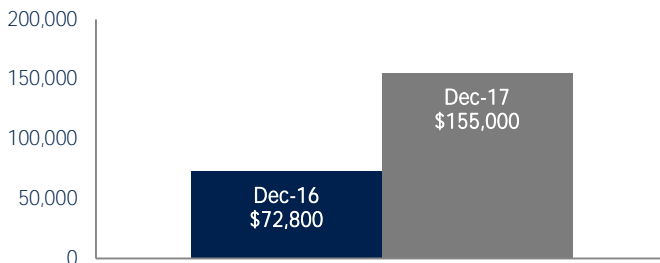
Active Inventory*



Median Sale Price

Last December, the median sale price for Allegheny West, Strawberry Mansion, and Hartranft Homes was \$72,800. This December, the median sale price was \$155,000, an increase of \$82,200 compared to last year. The current median sold price is lower than in November.

Median Sale Price



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



Allegheny West, Strawberry Mansion, and Hartranft are defined as properties listed in zip code/s 19132, 19121, 19122 and 19133.

*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.

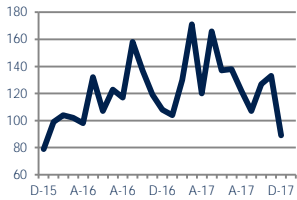
Information included in this report is based on data supplied by TRiND and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of TRiND or Long & Foster Real Estate, Inc.



Zip Code(s): 19132, 19121, 19122 and 19133

New Listings

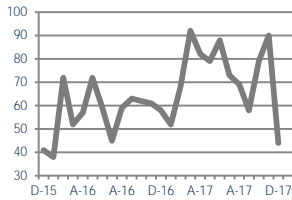
89



Down -18%
Vs. Year Ago

Current Contracts

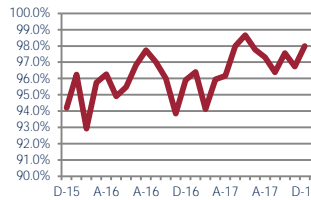
44



Down -24%
Vs. Year Ago

Sold Vs. List Price

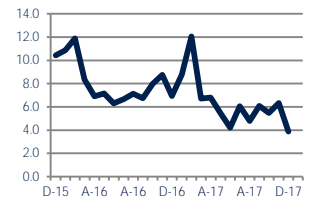
98.0%



Up 2.2%
Vs. Year Ago

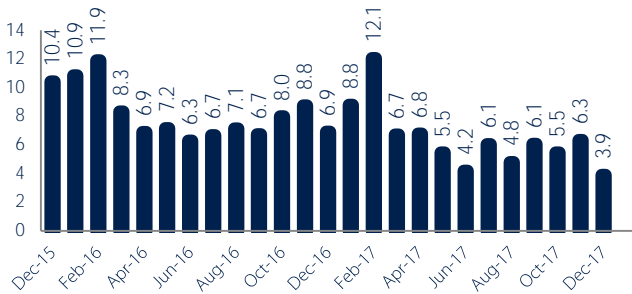
Months of Supply

3.9



Down -44%
Vs. Year Ago

Months Of Supply



Months of Supply

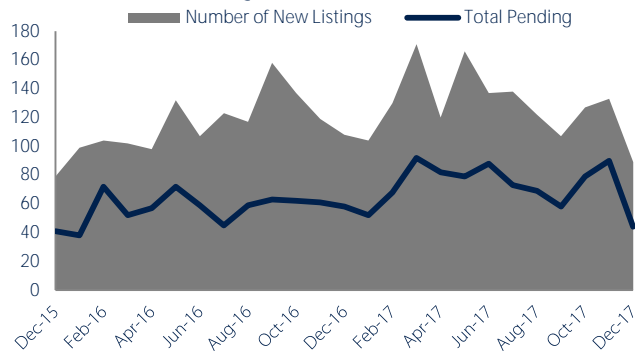
In December, there was 3.9 months of supply available in Allegheny West, Strawberry Mansion, and Hartranft, compared to 6.9 in December 2016. That is a decrease of 44% versus a year ago.

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.

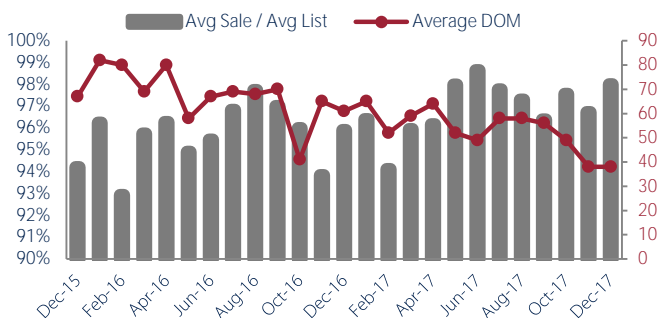
New Listings & Current Contracts

This month there were 89 homes newly listed for sale in Allegheny West, Strawberry Mansion, and Hartranft compared to 108 in December 2016, a decrease of 18%. There were 44 current contracts pending sale this December compared to 58 a year ago. The number of current contracts is 24% 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 Allegheny West, Strawberry Mansion, and Hartranft was 98.0% of the average list price, which is 2.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 38, lower than the average last year, which was 61, a decrease of 38%.



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