



The Long & Foster Market Minute™

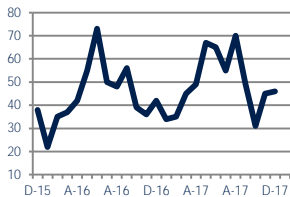
Focus On: **Aston and Brookhaven Housing Market**

December 2017

Zip Code(s): 19014, 19015 and 19017

Units Sold

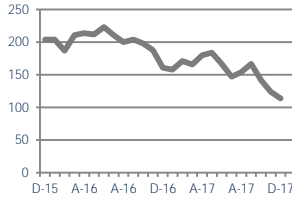
46



Up 10%
Vs. Year Ago

Active Inventory

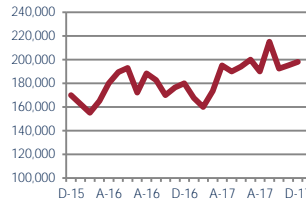
114



Down -29%
Vs. Year Ago

Median Sale Price

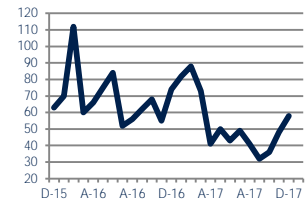
\$198,000



Up 10%
Vs. Year Ago

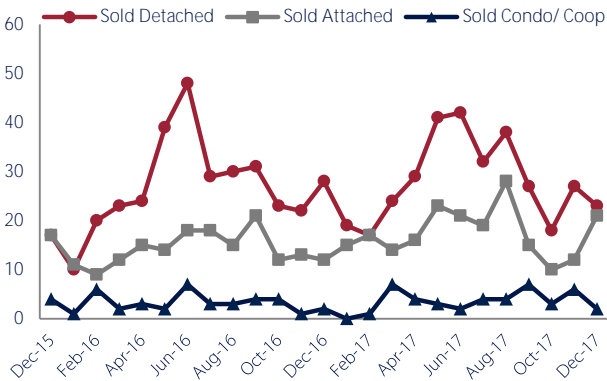
Days On Market

58



Down -22%
Vs. Year Ago

Units Sold*



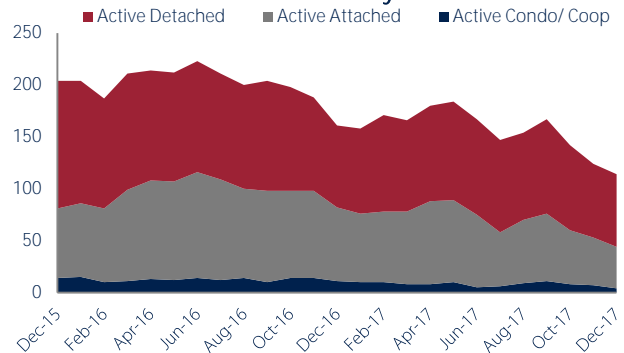
Units Sold

There was an increase in total units sold in December, with 46 sold this month in Aston and Brookhaven versus 45 last month, an increase of 2%. This month's total units sold was higher than at this time last year, an increase of 10% versus December 2016.

Active Inventory

Versus last year, the total number of homes available this month is lower by 47 units or 29%. The total number of active inventory this December was 114 compared to 161 in December 2016. This month's total of 114 is lower than the previous month's total supply of available inventory of 124, a decrease of 8%.

Active Inventory*



Median Sale Price

Last December, the median sale price for Aston and Brookhaven Homes was \$180,000. This December, the median sale price was \$198,000, an increase of 10% or \$18,000 compared to last year. The current median sold price is 2% 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.

Median Sale Price



Aston and Brookhaven are defined as properties listed in zip code/s 19014, 19015 and 19017.

*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 TREND 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 TREND or Long & Foster Real Estate, Inc.



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INTERNATIONAL REAL ESTATE



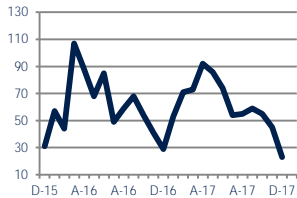
Focus On: Aston and Brookhaven Housing Market

December 2017

Zip Code(s): 19014, 19015 and 19017

New Listings

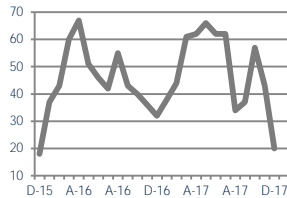
23



Down -21%
Vs. Year Ago

Current Contracts

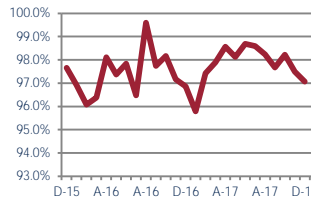
20



Down -38%
Vs. Year Ago

Sold Vs. List Price

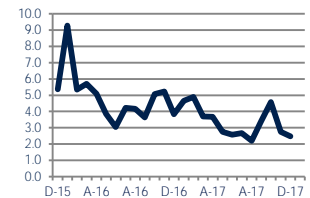
97.1%



No Change
Vs. Year Ago

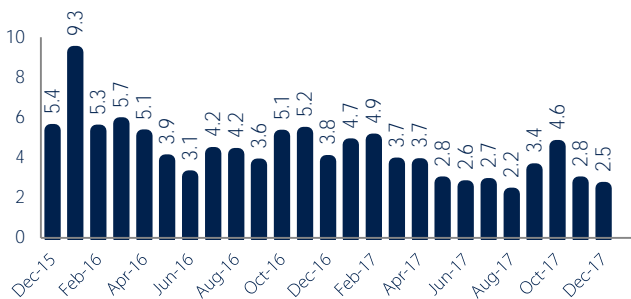
Months of Supply

2.5



Down -35%
Vs. Year Ago

Months Of Supply



Months of Supply

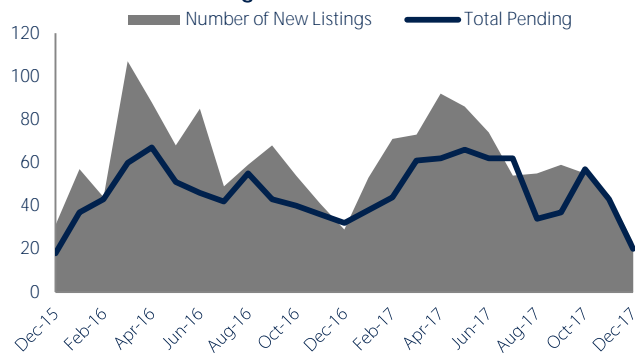
In December, there was 2.5 months of supply available in Aston and Brookhaven, compared to 3.8 in December 2016. That is a decrease of 35% versus a year ago.

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.

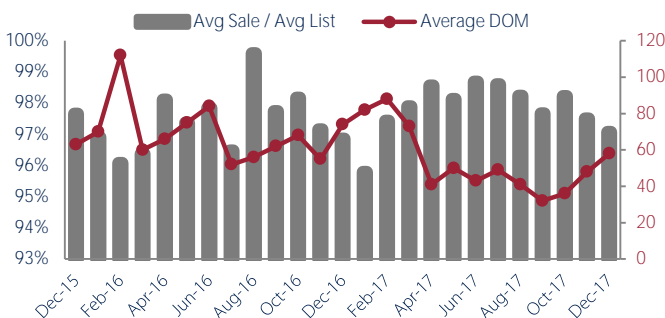
New Listings & Current Contracts

This month there were 23 homes newly listed for sale in Aston and Brookhaven compared to 29 in December 2016, a decrease of 21%. There were 20 current contracts pending sale this December compared to 32 a year ago. The number of current contracts is 38% 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 Aston and Brookhaven was 97.1% 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 58, lower than the average last year, which was 74, a decrease of 22%.



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