



The Long & Foster Market Minute™

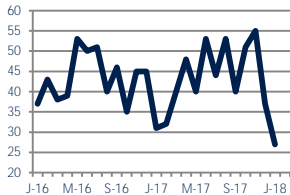
Focus On: Chester, Ridley Park, Woodlyn Housing Market

January 2018

Zip Code(s): 19013, 19078, 19094, 19022, 19029 and 19076

Units Sold

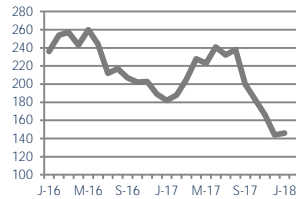
27



Down -13%
Vs. Year Ago

Active Inventory

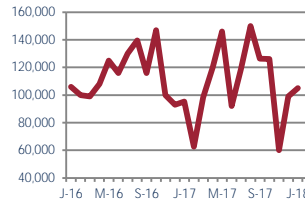
146



Down -20%
Vs. Year Ago

Median Sale Price

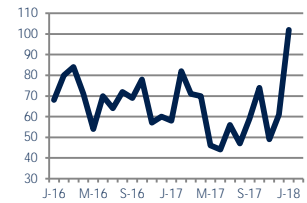
\$105,000



Up 10%
Vs. Year Ago

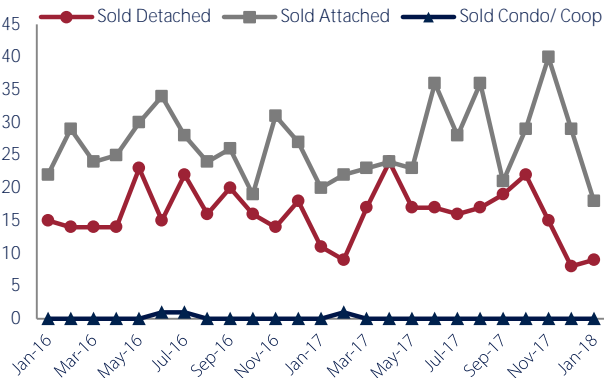
Days On Market

102



Up
Vs. Year Ago

Units Sold*



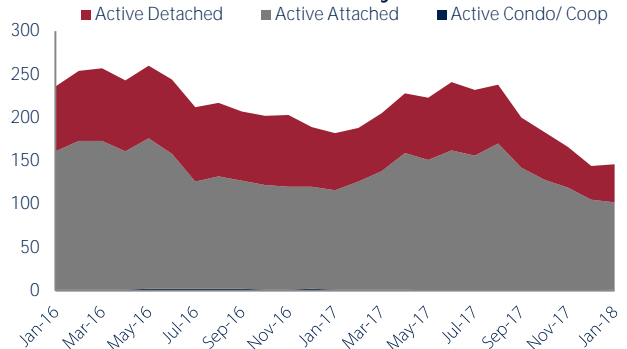
Units Sold

There was a decrease in total units sold in January, with 27 sold this month in Chester, Ridley Park, Woodlyn versus 37 last month, a decrease of 27%. This month's total units sold was lower than at this time last year, a decrease of 13% versus January 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 36 units or 20%. The total number of active inventory this January was 146 compared to 182 in January 2017. This month's total of 146 is higher than the previous month's total supply of available inventory of 144, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Chester, Ridley Park, Woodlyn Homes was \$95,400. This January, the median sale price was \$105,000, an increase of 10% or \$9,600 compared to last year. The current median sold price is 6% higher than in December.

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

Chester, Ridley Park, Woodlyn are defined as properties listed in zip code/s 19013, 19078, 19094, 19022, 19029 and 19076.

*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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE



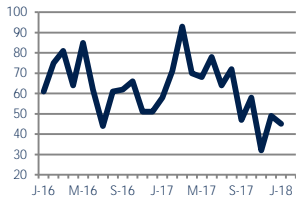
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January 2018

Zip Code(s): 19013, 19078, 19094, 19022, 19029 and 19076

New Listings

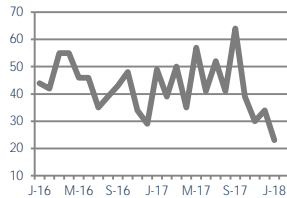
45



Down -22%
Vs. Year Ago

Current Contracts

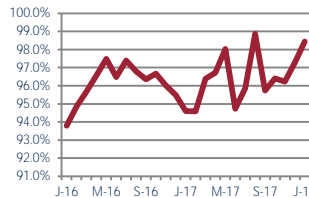
23



Down -53%
Vs. Year Ago

Sold Vs. List Price

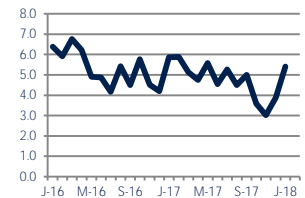
98.4%



Up 4.1%
Vs. Year Ago

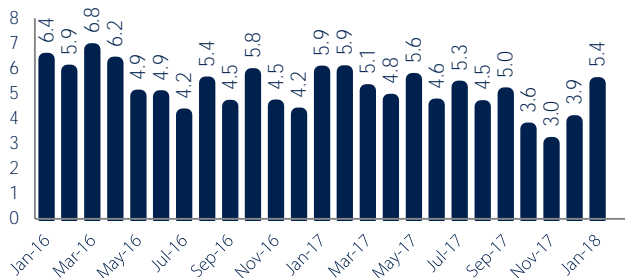
Months of Supply

5.4



Down -8%
Vs. Year Ago

Months Of Supply



Months of Supply

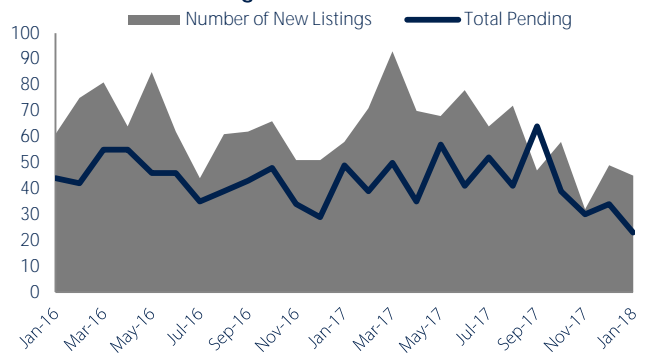
In January, there was 5.4 months of supply available in Chester, Ridley Park, Woodlyn, compared to 5.9 in January 2017. That is a decrease of 8% versus a year ago.

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.

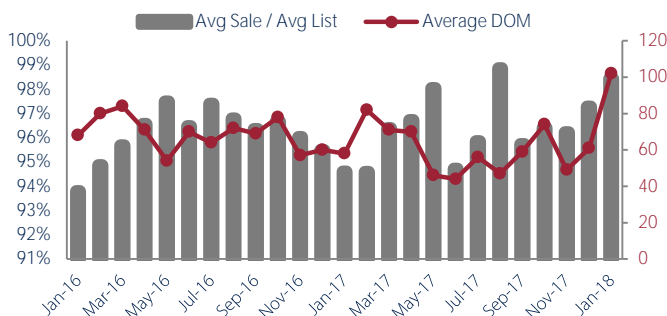
New Listings & Current Contracts

This month there were 45 homes newly listed for sale in Chester, Ridley Park, Woodlyn compared to 58 in January 2017, a decrease of 22%. There were 23 current contracts pending sale this January compared to 49 a year ago. The number of current contracts is 53% lower than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Chester, Ridley Park, Woodlyn was 98.4% of the average list price, which is 3.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 102, higher than the average last year, which was 58. This increase was impacted by the limited number of sales.



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