



# The Long & Foster Market Minute™

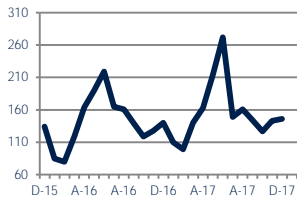
**Focus On:** City Center, Fairmount, and Callowhill Housing Market

December 2017

Zip Code(s): 19103, 19102, 19106, 19107, 19130 and 19123

## Units Sold

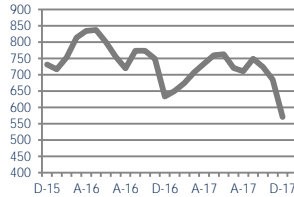
146



Up 4%  
Vs. Year Ago

## Active Inventory

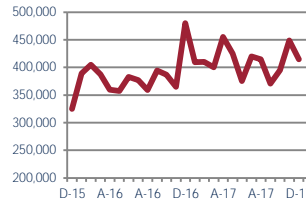
571



Down -10%  
Vs. Year Ago

## Median Sale Price

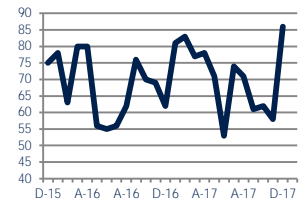
\$415,000



Down -14%  
Vs. Year Ago

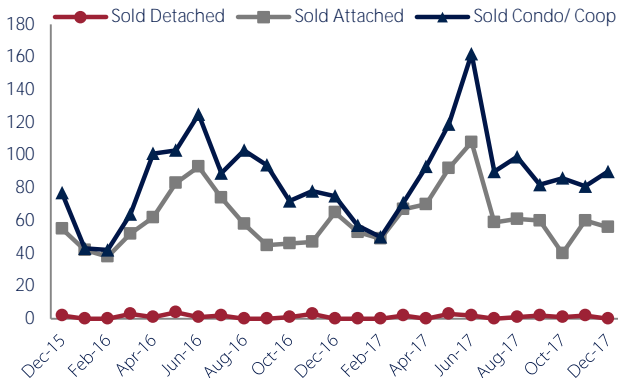
## Days On Market

86



Up 39%  
Vs. Year Ago

## Units Sold\*



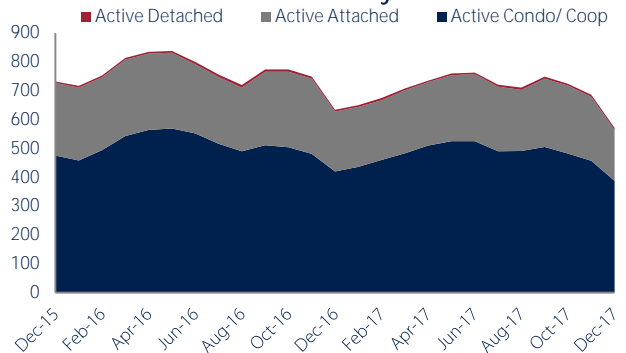
## Units Sold

There was an increase in total units sold in December, with 146 sold this month in City Center, Fairmount, and Callowhill versus 143 last month, an increase of 2%. This month's total units sold was higher than at this time last year, an increase of 4% versus December 2016.

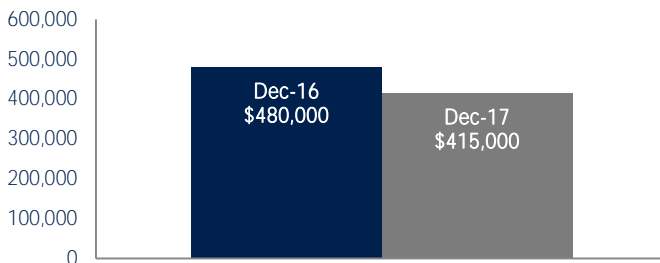
## Active Inventory

Versus last year, the total number of homes available this month is lower by 63 units or 10%. The total number of active inventory this December was 571 compared to 634 in December 2016. This month's total of 571 is lower than the previous month's total supply of available inventory of 686, a decrease of 17%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for City Center, Fairmount, and Callowhill Homes was \$480,000. This December, the median sale price was \$415,000, a decrease of 14% or \$65,000 compared to last year. The current median sold price is 8% lower 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.



City Center, Fairmount, and Callowhill are defined as properties listed in zip code/s 19103, 19102, 19106, 19107, 19130 and 19123.

\*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.

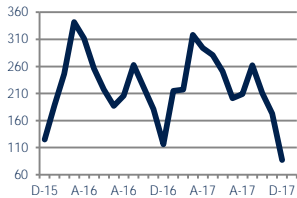
Information included in this report is based on data supplied by TRiND and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently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



Zip Code(s): 19103, 19102, 19106, 19107, 19130 and 19123

### New Listings

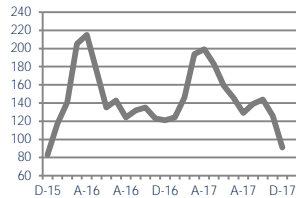
87



**Down -25%**  
Vs. Year Ago

### Current Contracts

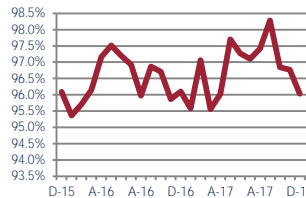
91



**Down -25%**  
Vs. Year Ago

### Sold Vs. List Price

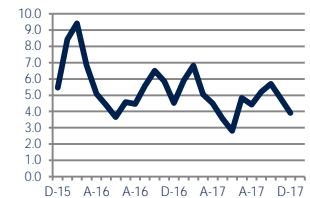
96.0%



**No Change**  
Vs. Year Ago

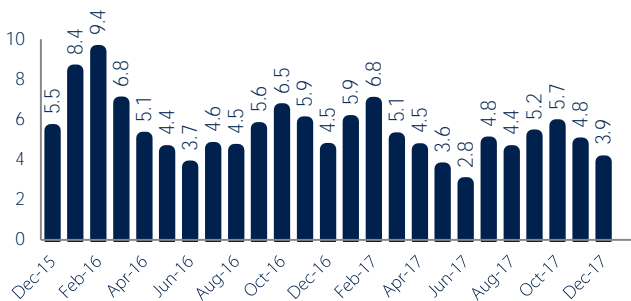
### Months of Supply

3.9



**Down -14%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

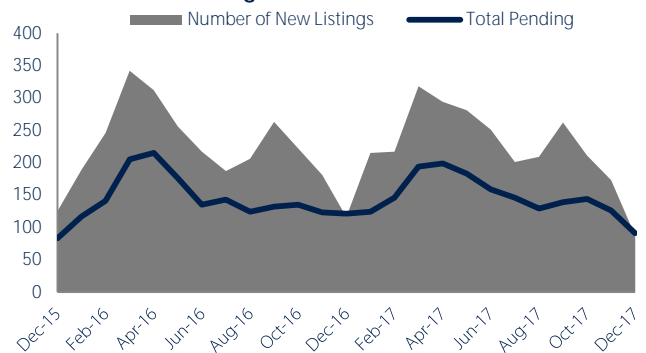
In December, there was 3.9 months of supply available in City Center, Fairmount, and Callowhill, compared to 4.5 in December 2016. That is a decrease of 14% versus a year ago.

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.

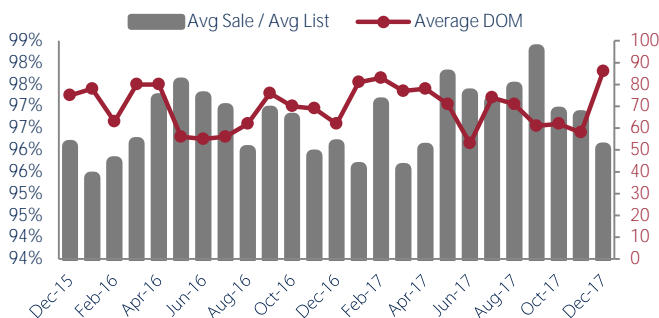
### New Listings & Current Contracts

This month there were 87 homes newly listed for sale in City Center, Fairmount, and Callowhill compared to 116 in December 2016, a decrease of 25%. There were 91 current contracts pending sale this December compared to 121 a year ago. The number of current contracts is 25% 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 City Center, Fairmount, and Callowhill was 96.0% 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 86, higher than the average last year, which was 62, an increase of 39%.



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