



# The Long & Foster Market Minute™

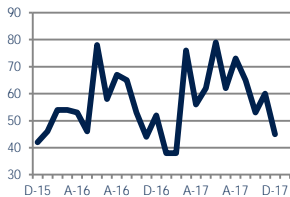
**Focus On:** City Line Avenue, Mt. Airy, and East Falls Housing Market

December 2017

Zip Code(s): 19144, 19129 and 19140

## Units Sold

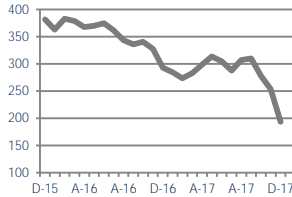
45



Down -13%  
Vs. Year Ago

## Active Inventory

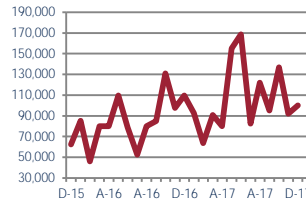
194



Down -34%  
Vs. Year Ago

## Median Sale Price

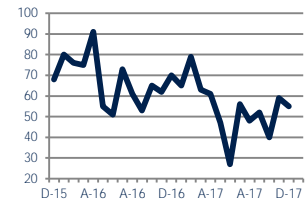
\$100,000



Down -9%  
Vs. Year Ago

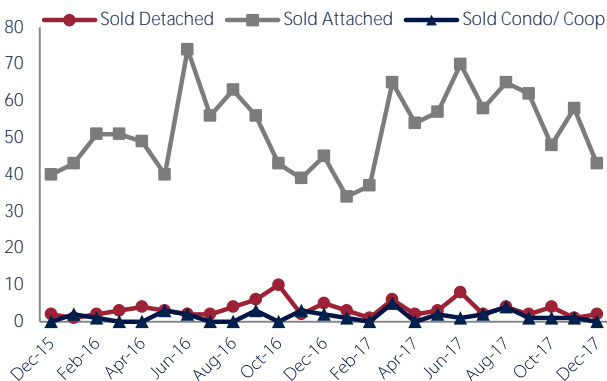
## Days On Market

55



Down -21%  
Vs. Year Ago

## Units Sold\*



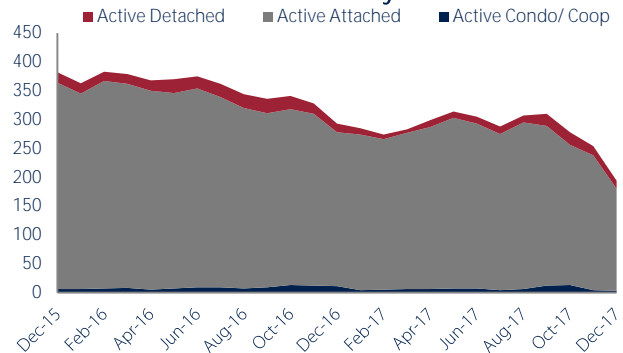
## Units Sold

There was a decrease in total units sold in December, with 45 sold this month in City Line Avenue, Mt. Airy, and East Falls versus 60 last month, a decrease of 25%. This month's total units sold was lower than at this time last year, a decrease of 13% versus December 2016.

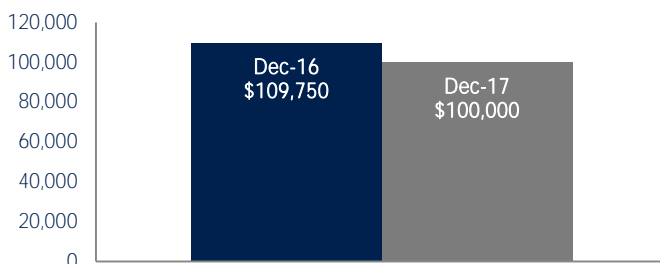
## Active Inventory

Versus last year, the total number of homes available this month is lower by 99 units or 34%. The total number of active inventory this December was 194 compared to 293 in December 2016. This month's total of 194 is lower than the previous month's total supply of available inventory of 254, a decrease of 24%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for City Line Avenue, Mt. Airy, and East Falls Homes was \$109,750. This December, the median sale price was \$100,000, a decrease of 9% or \$9,750 compared to last year. The current median sold price is 9% 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.

City Line Avenue, Mt. Airy, and East Falls are defined as properties listed in zip code/s 19144, 19129 and 19140.

\*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.



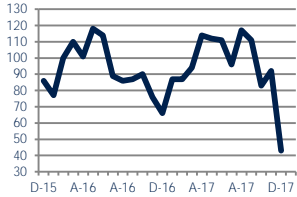
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



Zip Code(s): 19144, 19129 and 19140

**New Listings**

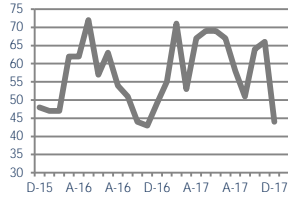
43



Down -35%  
Vs. Year Ago

**Current Contracts**

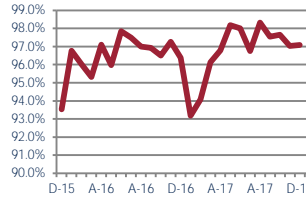
44



Down -10%  
Vs. Year Ago

**Sold Vs. List Price**

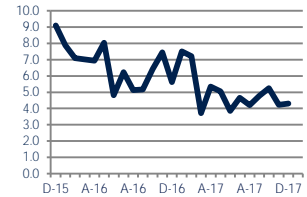
97.1%



Up 0.7%  
Vs. Year Ago

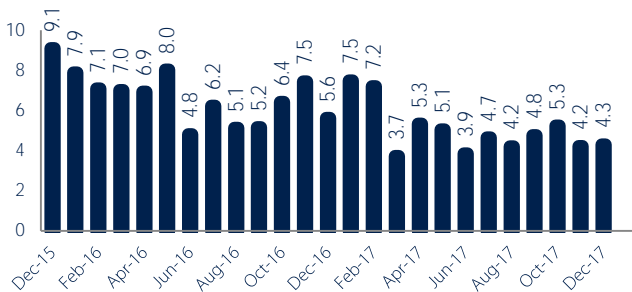
**Months of Supply**

4.3



Down -23%  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

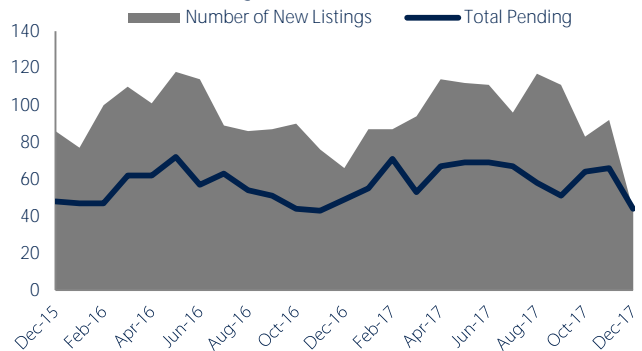
In December, there was 4.3 months of supply available in City Line Avenue, Mt. Airy, and East Falls, compared to 5.6 in December 2016. That is a decrease of 23% versus a year ago.

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.

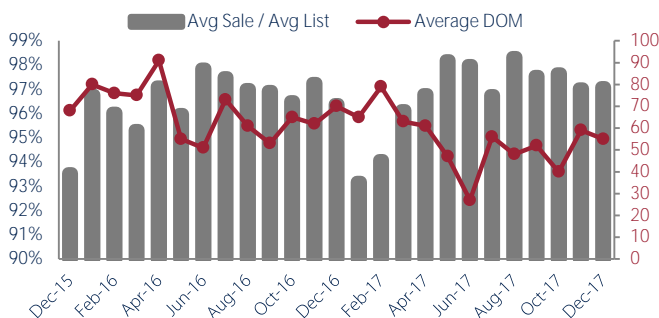
**New Listings & Current Contracts**

This month there were 43 homes newly listed for sale in City Line Avenue, Mt. Airy, and East Falls compared to 66 in December 2016, a decrease of 35%. There were 44 current contracts pending sale this December compared to 49 a year ago. The number of current contracts is 10% 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 Line Avenue, Mt. Airy, and East Falls was 97.1% of the average list price, which is 0.7% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 55, lower than the average last year, which was 70, a decrease of 21%.



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