



The Long & Foster Market Minute™

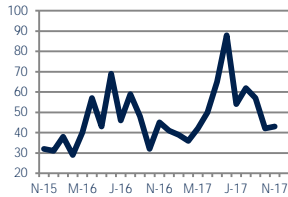
Focus On: Clifton Heights, Glenolden, and Holmes Housing Market

November 2017

Zip Code(s): 19018, 19036 and 19043

Units Sold

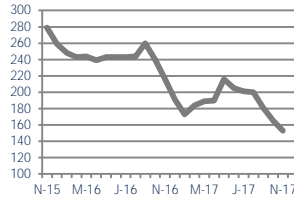
43



Down -4%
Vs. Year Ago

Active Inventory

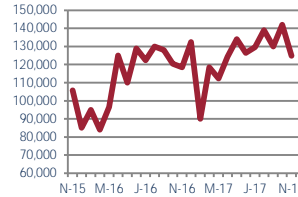
153



Down -29%
Vs. Year Ago

Median Sale Price

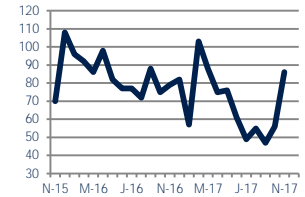
\$124,900



Up 5%
Vs. Year Ago

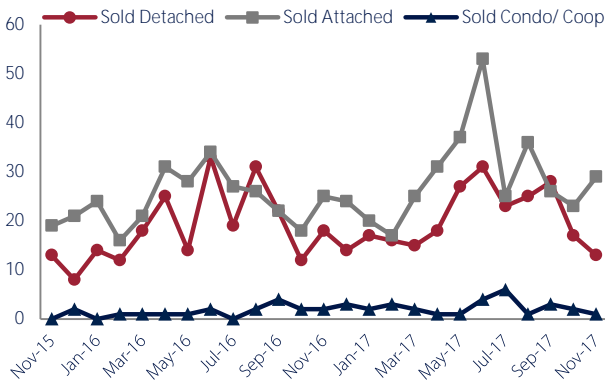
Days On Market

86



Up 9%
Vs. Year Ago

Units Sold*



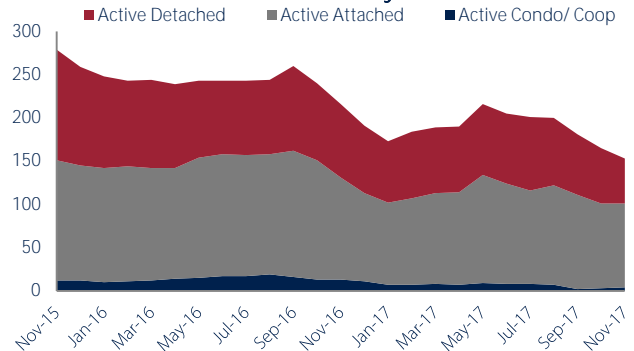
Units Sold

There was an increase in total units sold in November, with 43 sold this month in Clifton Heights, Glenolden, and Holmes versus 42 last month, an increase of 2%. This month's total units sold was lower than at this time last year, a decrease of 4% versus November 2016.

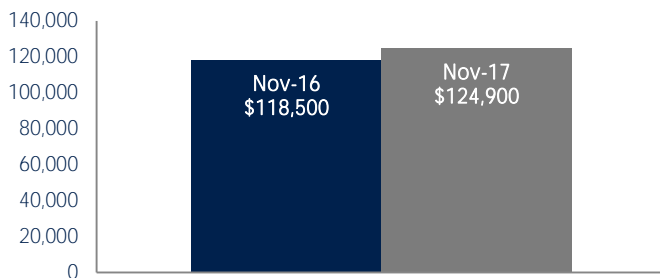
Active Inventory

Versus last year, the total number of homes available this month is lower by 63 units or 29%. The total number of active inventory this November was 153 compared to 216 in November 2016. This month's total of 153 is lower than the previous month's total supply of available inventory of 165, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last November, the median sale price for Clifton Heights, Glenolden, and Holmes Homes was \$118,500. This November, the median sale price was \$124,900, an increase of 5% or \$6,400 compared to last year. The current median sold price is 12% lower than in October.

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

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Clifton Heights, Glenolden, and Holmes are defined as properties listed in zip code/s 19018, 19036 and 19043.

*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.





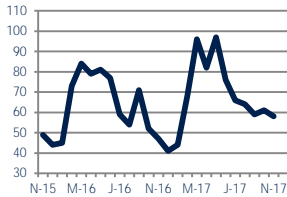
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New Listings

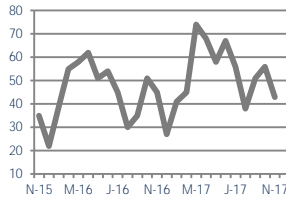
58



Up 23%
Vs. Year Ago

Current Contracts

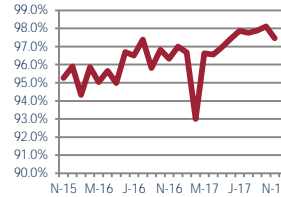
43



Down -4%
Vs. Year Ago

Sold Vs. List Price

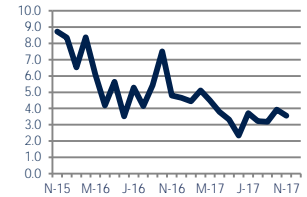
97.5%



Up 1.2%
Vs. Year Ago

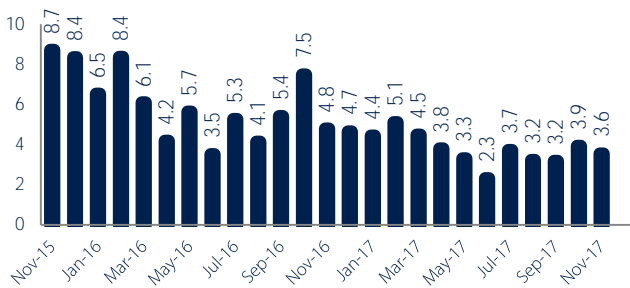
Months of Supply

3.6



Down -26%
Vs. Year Ago

Months Of Supply



Months of Supply

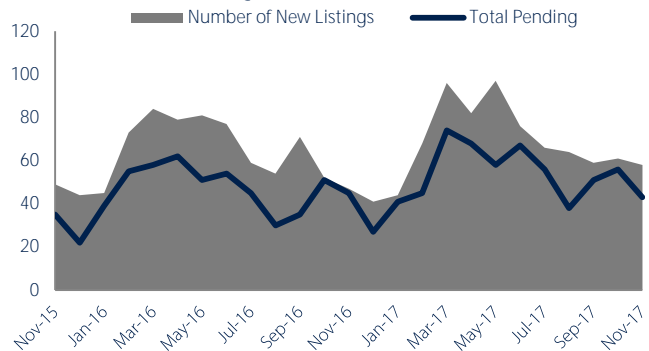
In November, there was 3.6 months of supply available in Clifton Heights, Glenolden, and Holmes, compared to 4.8 in November 2016. That is a decrease of 26% versus a year ago.

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.

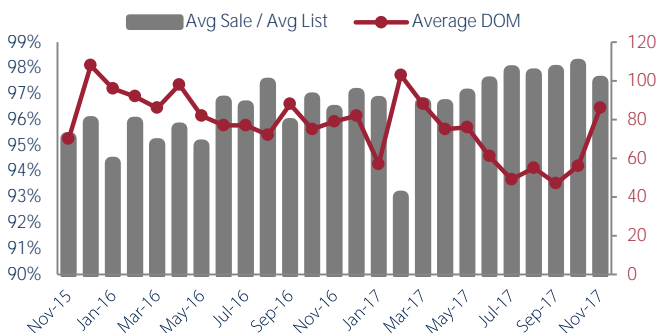
New Listings & Current Contracts

This month there were 58 homes newly listed for sale in Clifton Heights, Glenolden, and Holmes compared to 47 in November 2016, an increase of 23%. There were 43 current contracts pending sale this November compared to 45 a year ago. The number of current contracts is 4% lower than last November.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In November, the average sale price in Clifton Heights, Glenolden, and Holmes was 97.5% of the average list price, which is 1.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 86, higher than the average last year, which was 79, an increase of 9%.