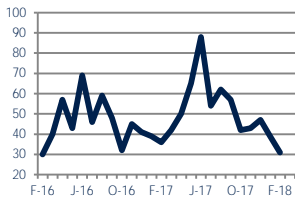


Zip Code(s): 19018, 19036 and 19043

### Units Sold

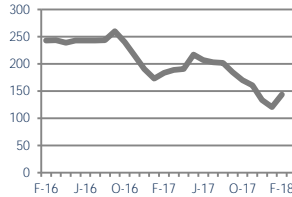
31



Down -14%  
Vs. Year Ago

### Active Inventory

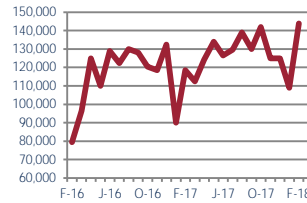
144



Down -22%  
Vs. Year Ago

### Median Sale Price

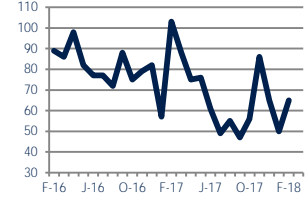
\$143,900



Up  
Vs. Year Ago

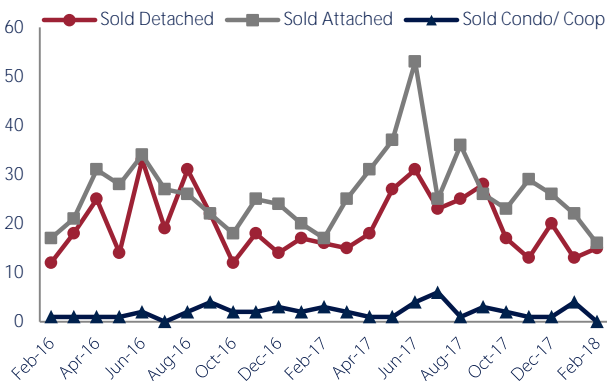
### Days On Market

65



Down -37%  
Vs. Year Ago

### Units Sold\*



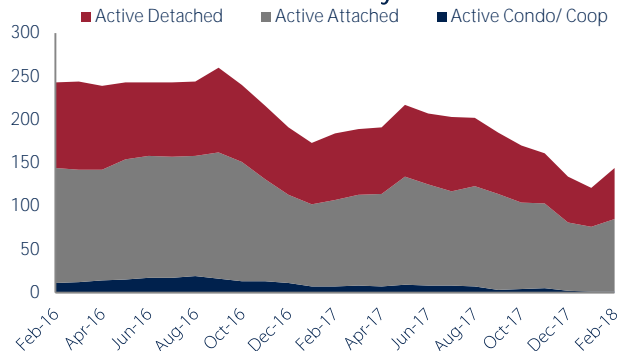
### Units Sold

There was a decrease in total units sold in February, with 31 sold this month in Clifton Heights, Glenolden, and Holmes versus 39 last month, a decrease of 21%. This month's total units sold was lower than at this time last year, a decrease of 14% versus February 2017.

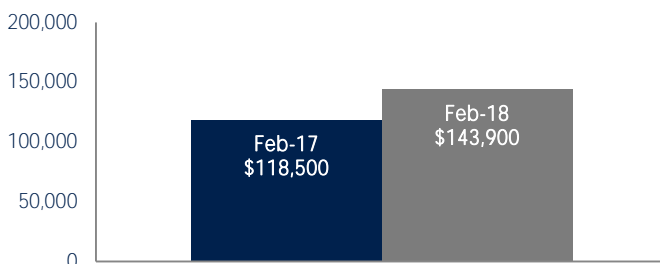
### Active Inventory

Versus last year, the total number of homes available this month is lower by 40 units or 22%. The total number of active inventory this February was 144 compared to 184 in February 2017. This month's total of 144 is higher than the previous month's total supply of available inventory of 121, an increase of 19%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last February, the median sale price for Clifton Heights, Glenolden, and Holmes Homes was \$118,500. This February, the median sale price was \$143,900, an increase of \$25,400 compared to last year. The current median sold price is higher than in January. Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



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

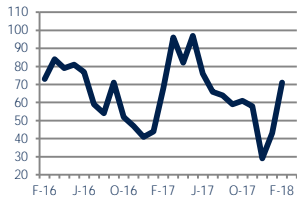
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

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Zip Code(s): 19018, 19036 and 19043

### New Listings

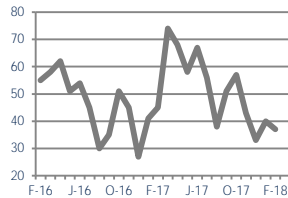
71



**Up 4%**  
Vs. Year Ago

### Current Contracts

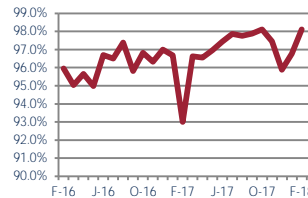
37



**Down -18%**  
Vs. Year Ago

### Sold Vs. List Price

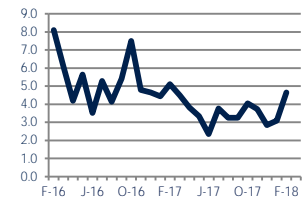
98.1%



**Up**  
Vs. Year Ago

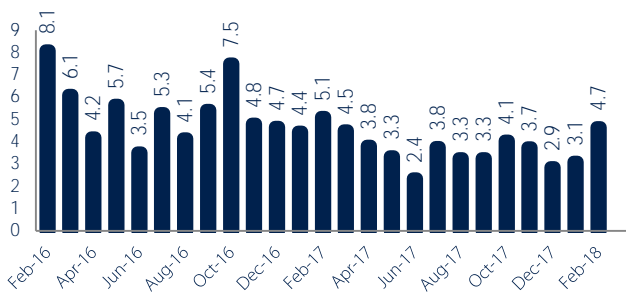
### Months of Supply

4.7



**Down -9%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

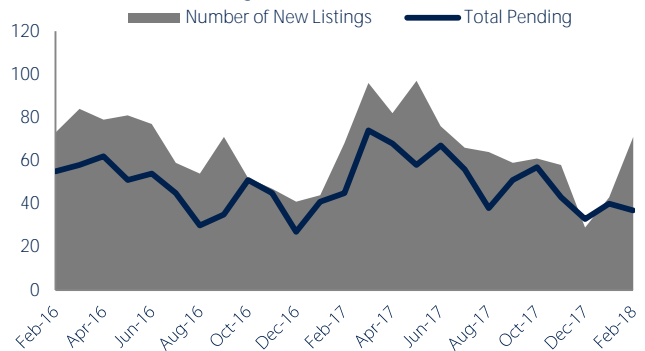
In February, there was 4.6 months of supply available in Clifton Heights, Glenolden, and Holmes, compared to 5.1 in February 2017. That is a decrease of 9% versus a year ago.

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.

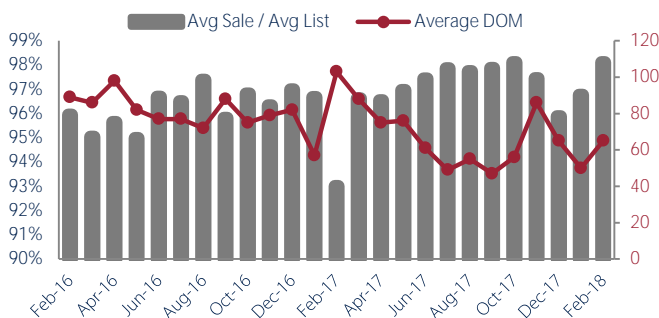
### New Listings & Current Contracts

This month there were 71 homes newly listed for sale in Clifton Heights, Glenolden, and Holmes compared to 68 in February 2017, an increase of 4%. There were 37 current contracts pending sale this February compared to 45 a year ago. The number of current contracts is 18% lower than last February.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In February, the average sale price in Clifton Heights, Glenolden, and Holmes was 98.1% of the average list price, which is higher than at this time last year.

### Days On Market

This month, the average number of days on market was 65, lower than the average last year, which was 103, a decrease of 37%.



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