



The Long & Foster Market Minute™

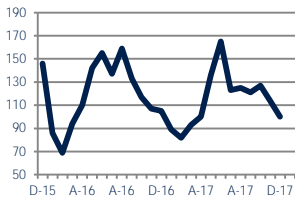
Focus On: Far Northeast Philadelphia Housing Market

December 2017

Zip Code(s): 19116, 19115, 19114 and 19154

Units Sold

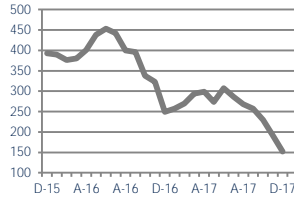
100



Down -5%
Vs. Year Ago

Active Inventory

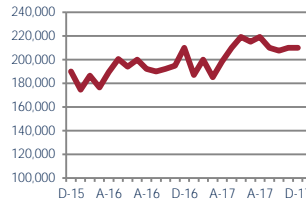
152



Down -39%
Vs. Year Ago

Median Sale Price

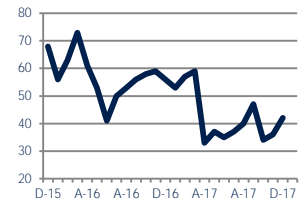
\$210,000



No Change
Vs. Year Ago

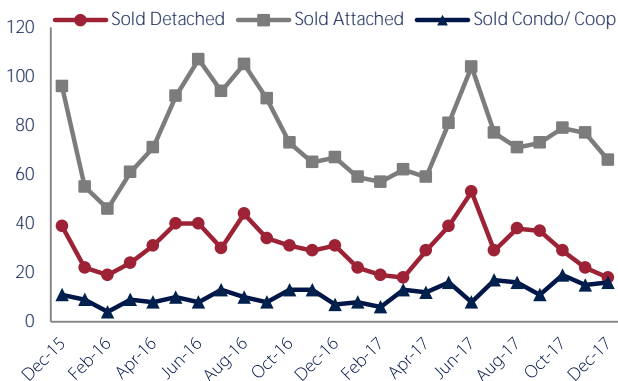
Days On Market

42



Down -25%
Vs. Year Ago

Units Sold*



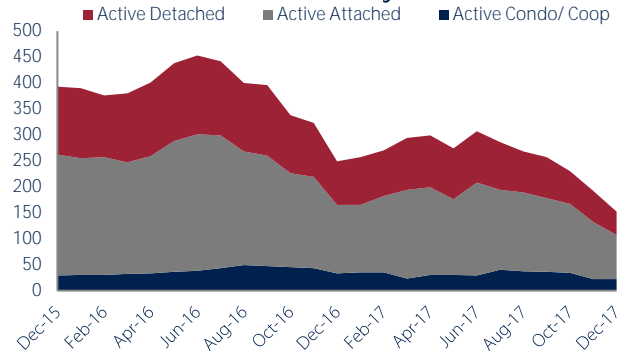
Units Sold

There was a decrease in total units sold in December, with 100 sold this month in Far Northeast Philadelphia versus 114 last month, a decrease of 12%. This month's total units sold was lower than at this time last year, a decrease of 5% versus December 2016.

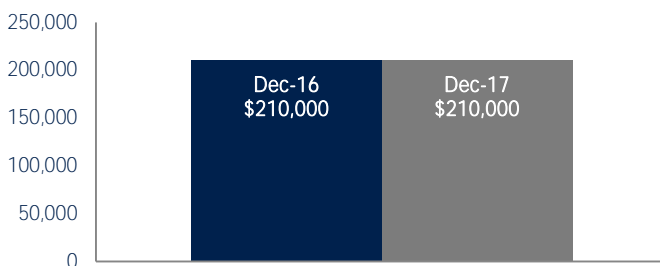
Active Inventory

Versus last year, the total number of homes available this month is lower by 97 units or 39%. The total number of active inventory this December was 152 compared to 249 in December 2016. This month's total of 152 is lower than the previous month's total supply of available inventory of 192, a decrease of 21%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Far Northeast Philadelphia Homes was \$210,000. This December, the median sale price was approximately the same at \$210,000. The current median sold price is also similar to the median price in November.

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



Far Northeast Philadelphia are defined as properties listed in zip code/s 19116, 19115, 19114 and 19154.

*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.





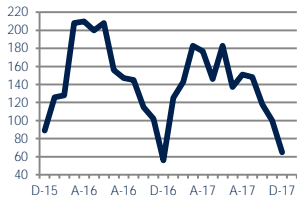
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December 2017

Zip Code(s): 19116, 19115, 19114 and 19154

New Listings

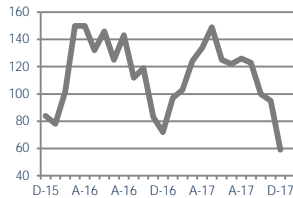
65



Up 16%
Vs. Year Ago

Current Contracts

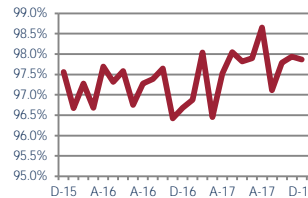
59



Down -18%
Vs. Year Ago

Sold Vs. List Price

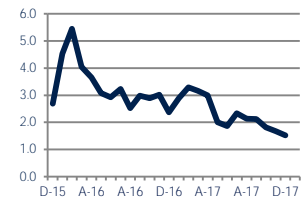
97.9%



Up 1.2%
Vs. Year Ago

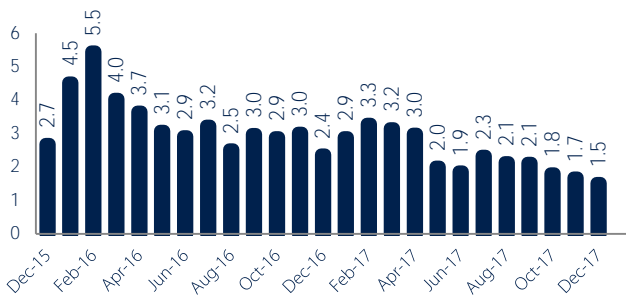
Months of Supply

1.5



Down -36%
Vs. Year Ago

Months Of Supply



Months of Supply

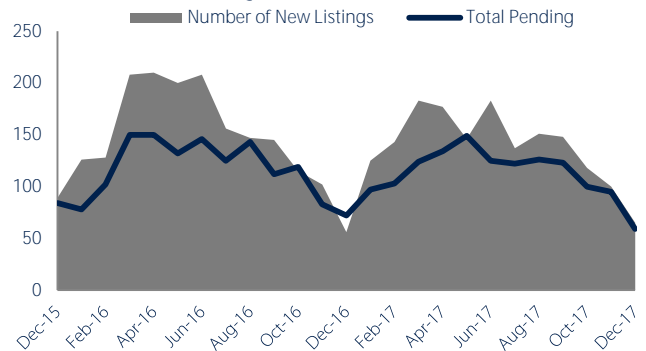
In December, there was 1.5 months of supply available in Far Northeast Philadelphia, compared to 2.4 in December 2016. That is a decrease of 36% versus a year ago.

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.

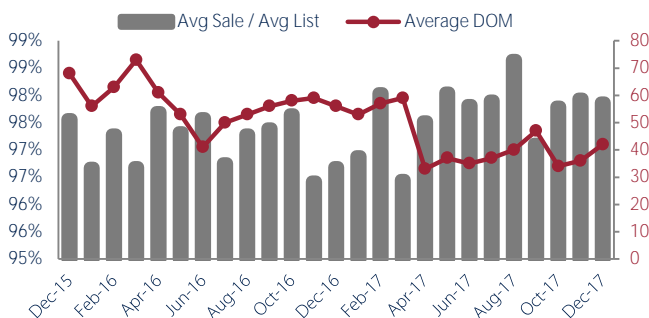
New Listings & Current Contracts

This month there were 65 homes newly listed for sale in Far Northeast Philadelphia compared to 56 in December 2016, an increase of 16%. There were 59 current contracts pending sale this December compared to 72 a year ago. The number of current contracts is 18% 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 Far Northeast Philadelphia was 97.9% of the average list price, which is 1.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 42, lower than the average last year, which was 56, a decrease of 25%.



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