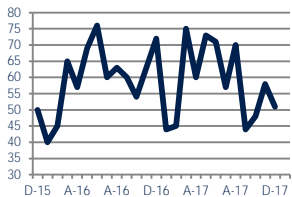




Zip Code(s): 19125

### Units Sold

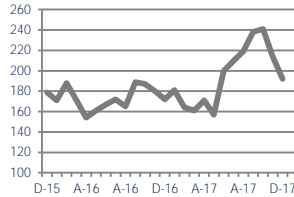
51



Down -29%  
Vs. Year Ago

### Active Inventory

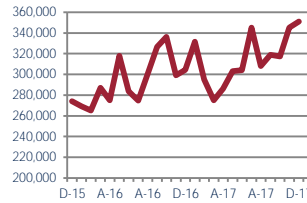
192



Up 12%  
Vs. Year Ago

### Median Sale Price

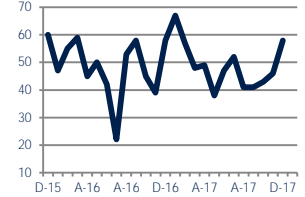
\$351,001



Up 15%  
Vs. Year Ago

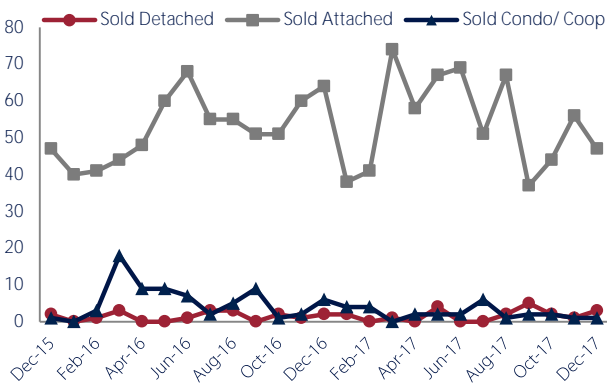
### Days On Market

58



No Change  
Vs. Year Ago

### Units Sold\*



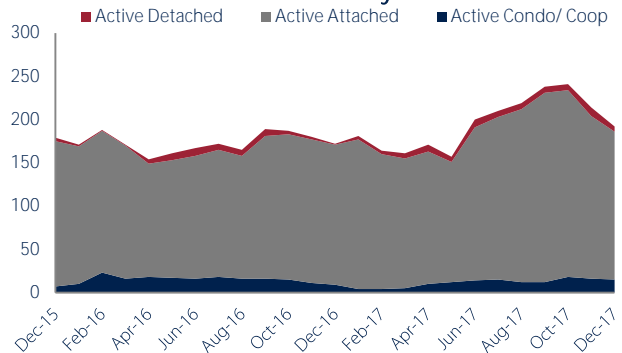
### Units Sold

There was a decrease in total units sold in December, with 51 sold this month in Fishtown versus 58 last month, a decrease of 12%. This month's total units sold was lower than at this time last year, a decrease of 29% versus December 2016.

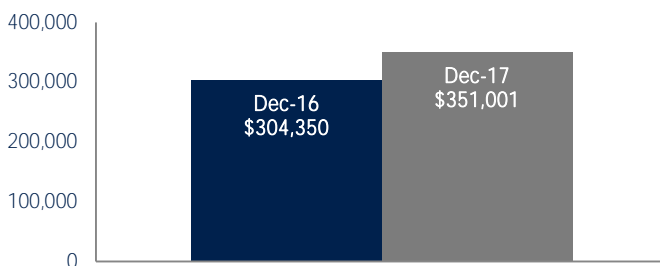
### Active Inventory

Versus last year, the total number of homes available this month is higher by 20 units or 12%. The total number of active inventory this December was 192 compared to 172 in December 2016. This month's total of 192 is lower than the previous month's total supply of available inventory of 214, a decrease of 10%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last December, the median sale price for Fishtown Homes was \$304,350. This December, the median sale price was \$351,001, an increase of 15% or \$46,651 compared to last year. The current median sold price is 2% 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.



Fishtown are defined as properties listed in zip code/s 19125.

\*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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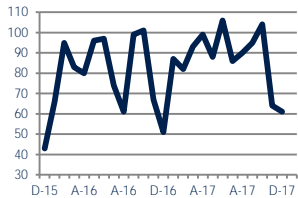
## Focus On: Fishtown Housing Market

December 2017

Zip Code(s): 19125

### New Listings

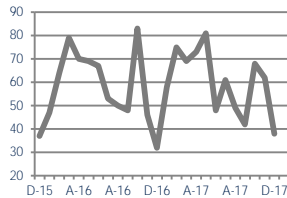
61



Up 20%  
Vs. Year Ago

### Current Contracts

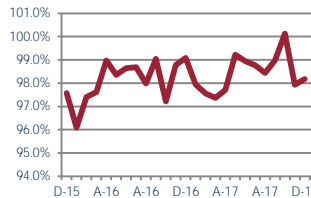
38



Up 19%  
Vs. Year Ago

### Sold Vs. List Price

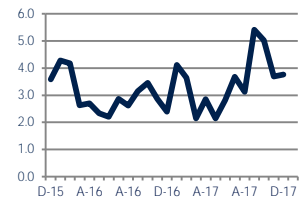
98.2%



Down -0.9%  
Vs. Year Ago

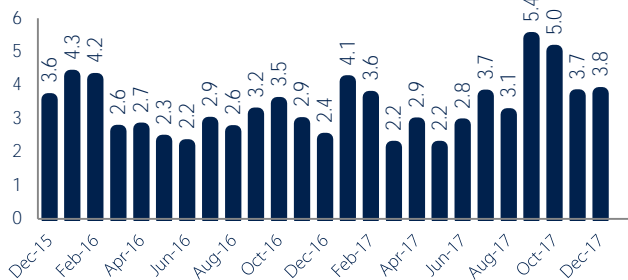
### Months of Supply

3.8



Up 57%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

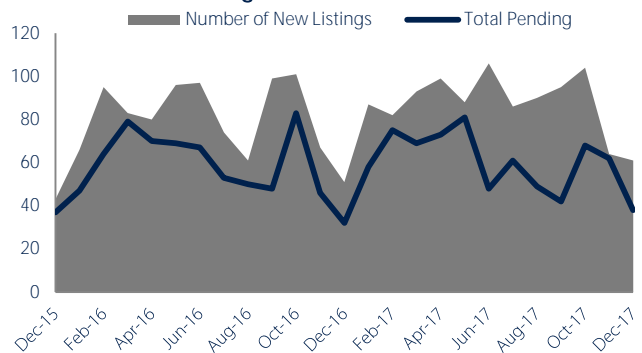
In December, there was 3.8 months of supply available in Fishtown, compared to 2.4 in December 2016. That is an increase of 58% versus a year ago.

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.

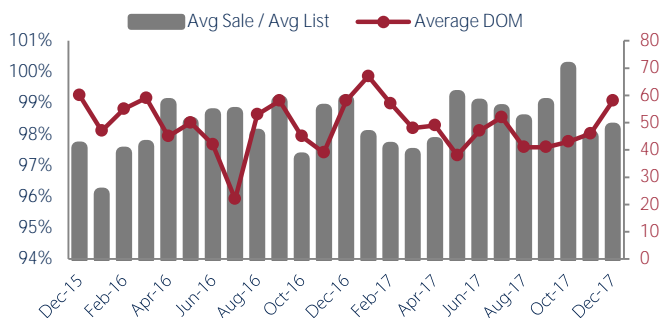
### New Listings & Current Contracts

This month there were 61 homes newly listed for sale in Fishtown compared to 51 in December 2016, an increase of 20%. There were 38 current contracts pending sale this December compared to 32 a year ago. The number of current contracts is 19% higher 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 Fishtown was 98.2% of the average list price, which is 0.9% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 58, which is similar compared to a year ago.



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