



The Long & Foster Market Minute™

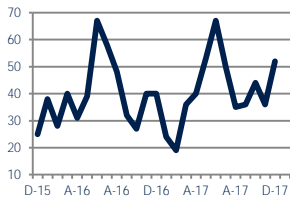
Focus On: Chestnut Hill and Mt. Airy Housing Market

December 2017

Zip Code(s): 19118 and 19119

Units Sold

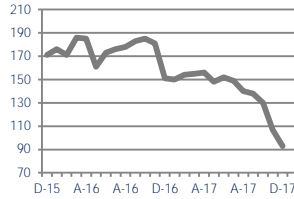
52



Up 30%
Vs. Year Ago

Active Inventory

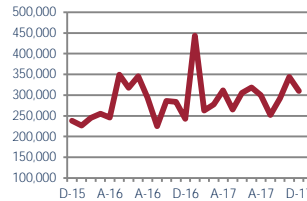
93



Down -38%
Vs. Year Ago

Median Sale Price

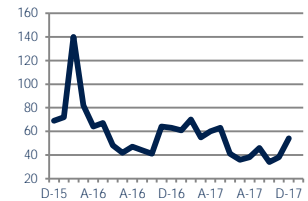
\$310,000



Up 28%
Vs. Year Ago

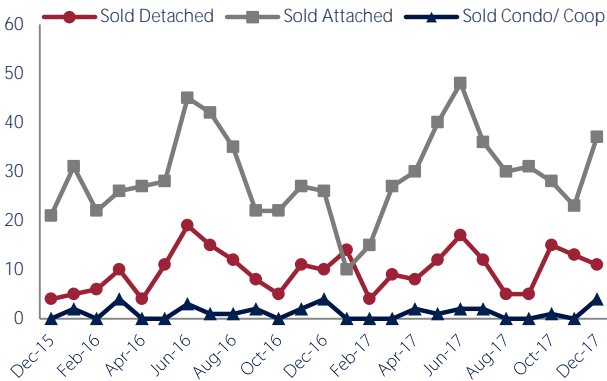
Days On Market

54



Down -14%
Vs. Year Ago

Units Sold*



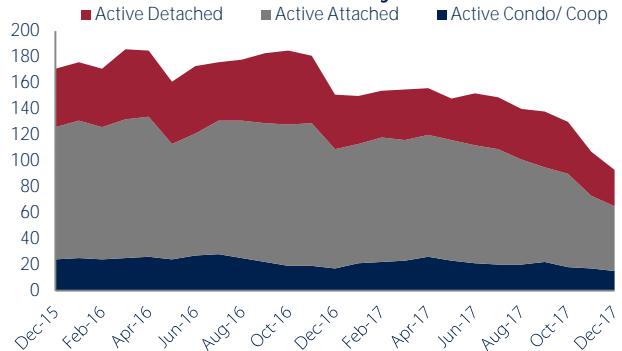
Units Sold

There was an increase in total units sold in December, with 52 sold this month in Chestnut Hill and Mt. Airy. This month's total units sold was higher than at this time last year.

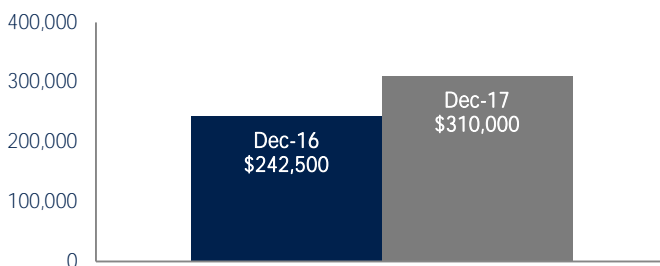
Active Inventory

Versus last year, the total number of homes available this month is lower by 58 units or 38%. The total number of active inventory this December was 93 compared to 151 in December 2016. This month's total of 93 is lower than the previous month's total supply of available inventory of 107, a decrease of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Chestnut Hill and Mt. Airy Homes was \$242,500. This December, the median sale price was \$310,000, an increase of \$67,500 compared to last year. The current median sold price is lower 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.



Chestnut Hill and Mt. Airy are defined as properties listed in zip code/s 19118 and 19119.

*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.

CHRISTIE'S
INTERNATIONAL REAL ESTATE





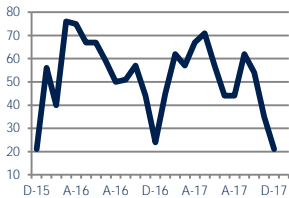
Focus On: Chestnut Hill and Mt. Airy Housing Market

December 2017

Zip Code(s): 19118 and 19119

New Listings

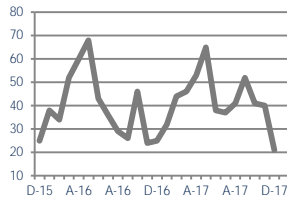
21



Down -13%
Vs. Year Ago

Current Contracts

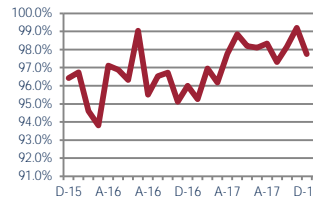
21



Down -16%
Vs. Year Ago

Sold Vs. List Price

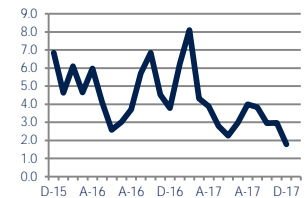
97.8%



Up 1.8%
Vs. Year Ago

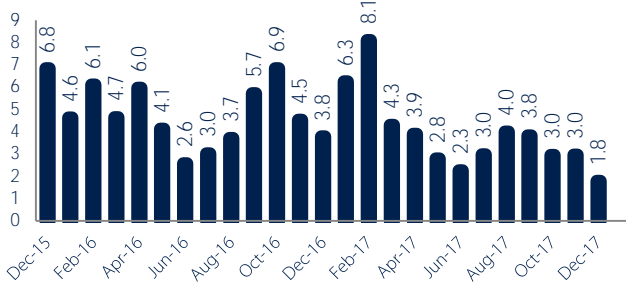
Months of Supply

1.8



Down -53%
Vs. Year Ago

Months Of Supply



Months of Supply

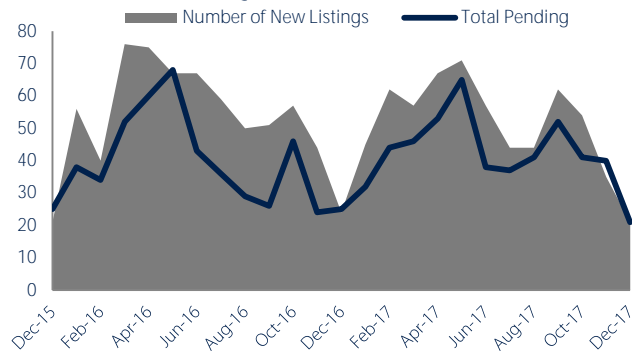
In December, there was 1.8 months of supply available in Chestnut Hill and Mt. Airy, compared to 3.8 in December 2016. That is a decrease of 53% versus a year ago.

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.

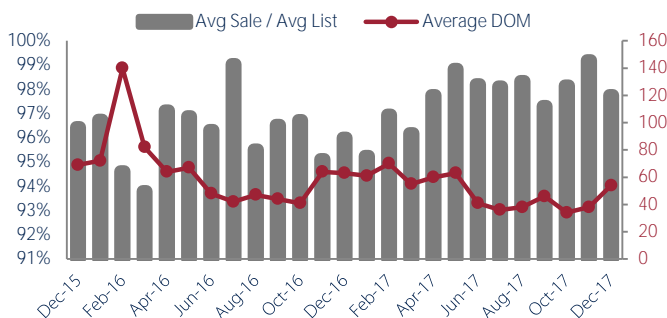
New Listings & Current Contracts

This month there were 21 homes newly listed for sale in Chestnut Hill and Mt. Airy compared to 24 in December 2016, a decrease of 13%. There were 21 current contracts pending sale this December compared to 25 a year ago. The number of current contracts is 16% 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 Chestnut Hill and Mt. Airy was 97.8% of the average list price, which is 1.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 54, lower than the average last year, which was 63, a decrease of 14%.



Chestnut Hill and Mt. Airy are defined as properties listed in zip code/s 19118 and 19119.

*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.

