



# The Long & Foster Market Minute™

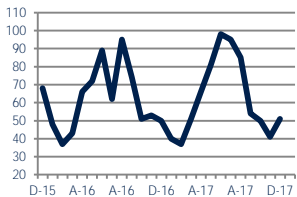
**Focus On:** Glenside, Oreland, Fort Washington Housing Market

December 2017

Zip Code(s): 19038, 19075, 19034, 19025 and 19031

## Units Sold

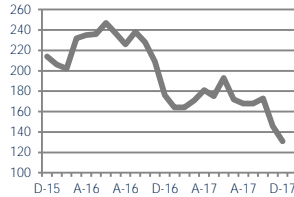
51



Up 2%  
Vs. Year Ago

## Active Inventory

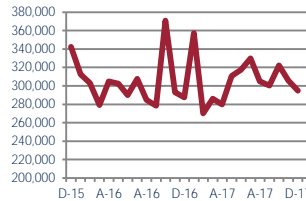
131



Down -26%  
Vs. Year Ago

## Median Sale Price

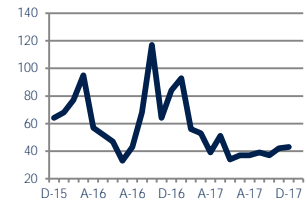
\$294,900



Up 3%  
Vs. Year Ago

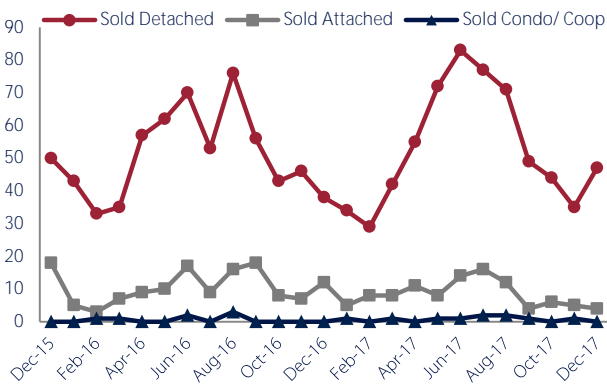
## Days On Market

43



Down -49%  
Vs. Year Ago

## Units Sold\*



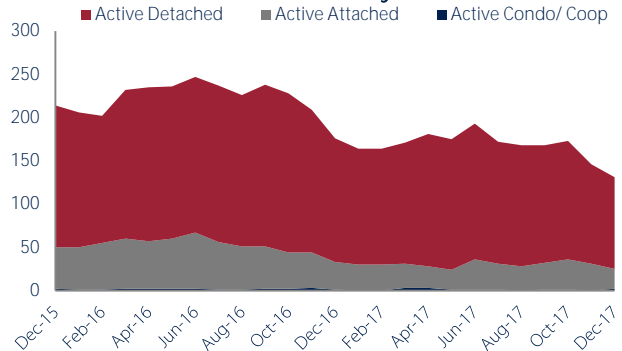
## Units Sold

There was an increase in total units sold in December, with 51 sold this month in Glenside, Oreland, Fort Washington versus 41 last month, an increase of 24%. This month's total units sold was higher than at this time last year, an increase of 2% versus December 2016.

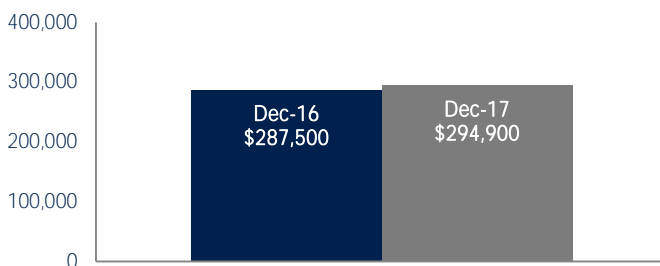
## Active Inventory

Versus last year, the total number of homes available this month is lower by 45 units or 26%. The total number of active inventory this December was 131 compared to 176 in December 2016. This month's total of 131 is lower than the previous month's total supply of available inventory of 146, a decrease of 10%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for Glenside, Oreland, Fort Washington Homes was \$287,500. This December, the median sale price was \$294,900, an increase of 3% or \$7,400 compared to last year. The current median sold price is 4% 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.

Glenside, Oreland, Fort Washington are defined as properties listed in zip code/s 19038, 19075, 19034, 19025 and 19031.

\*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.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



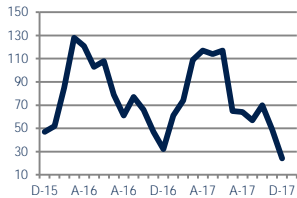
## Focus On: Glenside, Oreland, Fort Washington Housing Market

December 2017

Zip Code(s): 19038, 19075, 19034, 19025 and 19031

### New Listings

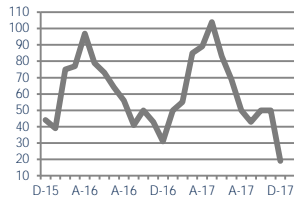
24



Down -25%  
Vs. Year Ago

### Current Contracts

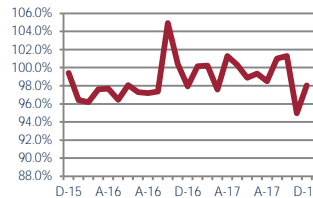
19



Down -39%  
Vs. Year Ago

### Sold Vs. List Price

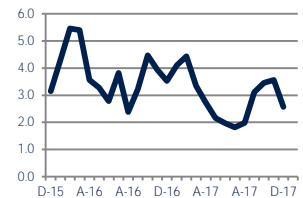
98.0%



No Change  
Vs. Year Ago

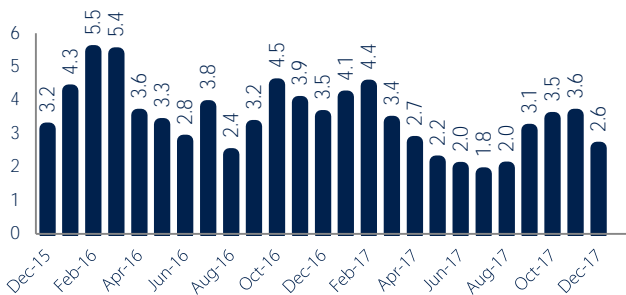
### Months of Supply

2.6



Down -27%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

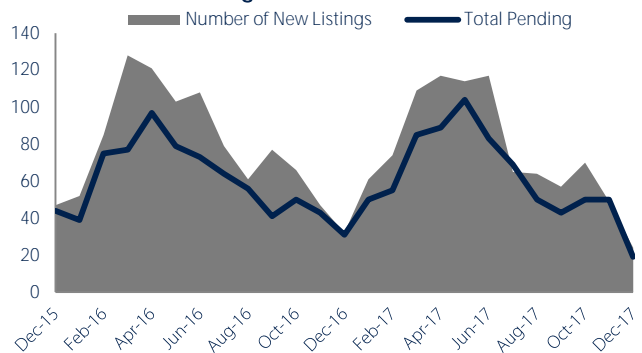
In December, there was 2.6 months of supply available in Glenside, Oreland, Fort Washington, compared to 3.5 in December 2016. That is a decrease of 27% versus a year ago.

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.

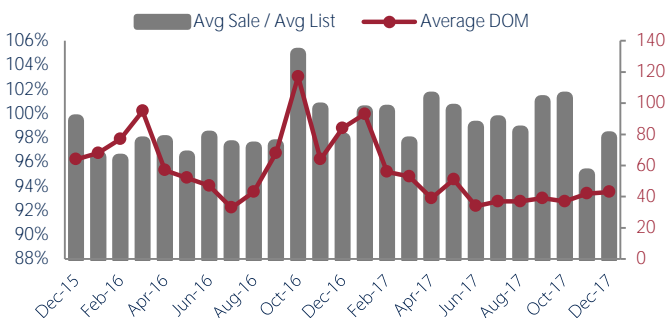
### New Listings & Current Contracts

This month there were 24 homes newly listed for sale in Glenside, Oreland, Fort Washington compared to 32 in December 2016, a decrease of 25%. There were 19 current contracts pending sale this December compared to 31 a year ago. The number of current contracts is 39% 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 Glenside, Oreland, Fort Washington was 98.0% of the average list price, which is similar compared to a year ago.

### Days On Market

This month, the average number of days on market was 43, lower than the average last year, which was 84, a decrease of 49%.



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