



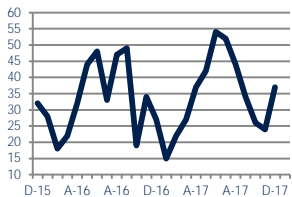
Focus On: Glenside Housing Market

December 2017

Zip Code(s): 19038

Units Sold

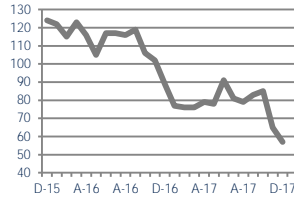
37



Up
Vs. Year Ago

Active Inventory

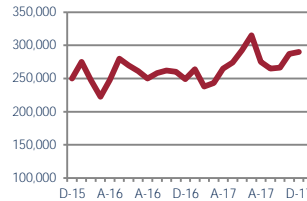
57



Down -36%
Vs. Year Ago

Median Sale Price

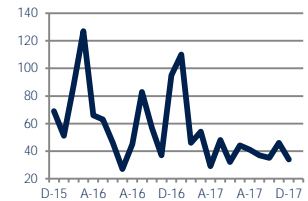
\$289,900



Up 16%
Vs. Year Ago

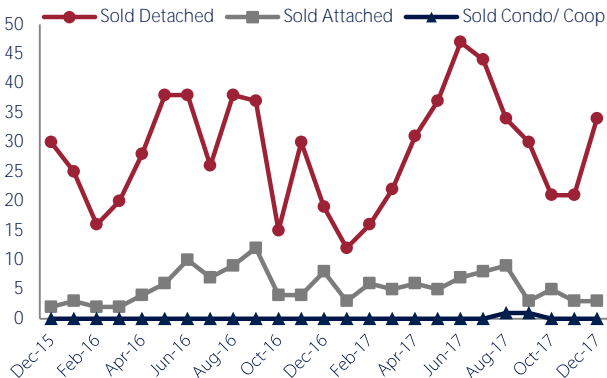
Days On Market

34



Down
Vs. Year Ago

Units Sold*



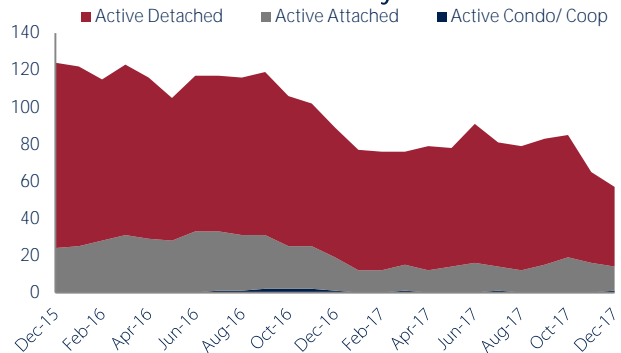
Units Sold

With relatively few transactions, there was an increase in total units sold in December, with 37 sold this month in Glenside. This month's total units sold was higher than at this time last year, an increase from December 2016.

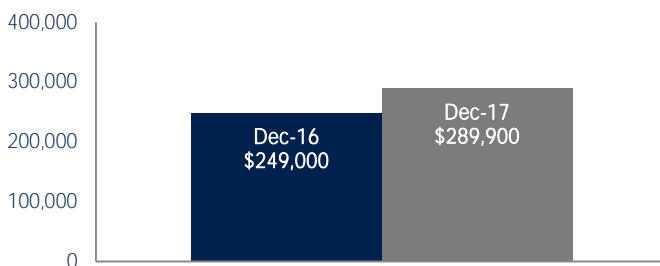
Active Inventory

Versus last year, the total number of homes available this month is lower by 32 units or 36%. The total number of active inventory this December was 57 compared to 89 in December 2016. This month's total of 57 is lower than the previous month's total supply of available inventory of 65, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Glenside Homes was \$249,000. This December, the median sale price was \$289,900, an increase of 16% or \$40,900 compared to last year. The current median sold price is 1% 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.



Glenside are defined as properties listed in zip code/s 19038.

*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.



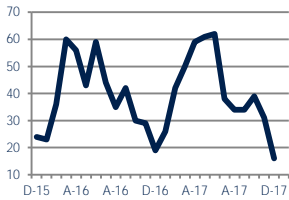
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December 2017

Zip Code(s): 19038

New Listings

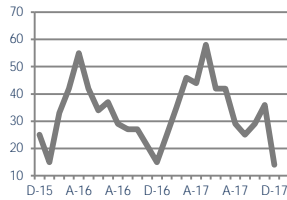
16



Down -16%
Vs. Year Ago

Current Contracts

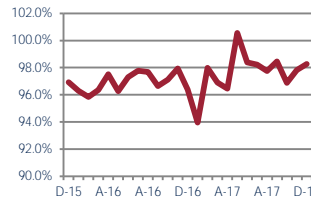
14



Down -7%
Vs. Year Ago

Sold Vs. List Price

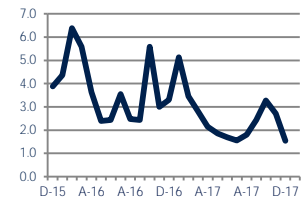
98.3%



Up 2%
Vs. Year Ago

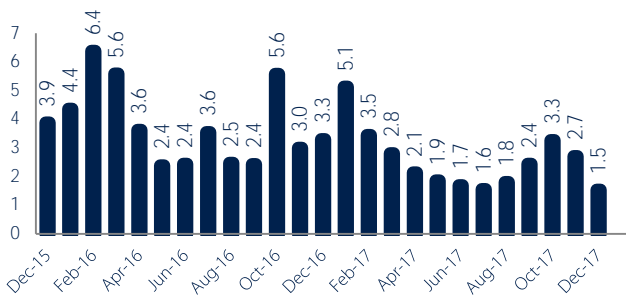
Months of Supply

1.5



Down -53%
Vs. Year Ago

Months Of Supply



Months of Supply

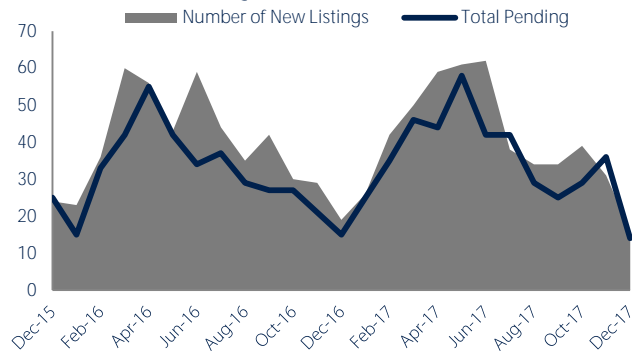
In December, there was 1.5 months of supply available in Glenside, compared to 3.3 in December 2016. That is a decrease of 53% versus a year ago.

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.

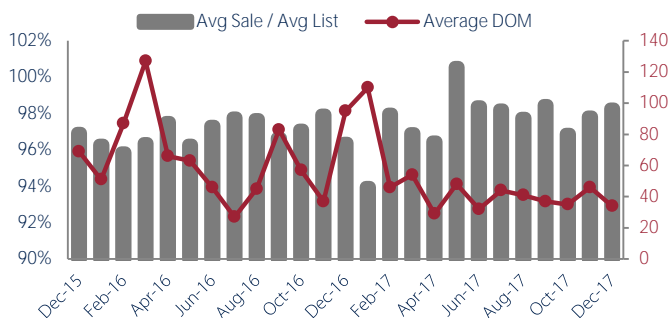
New Listings & Current Contracts

This month there were 16 homes newly listed for sale in Glenside compared to 19 in December 2016, a decrease of 16%. There were 14 current contracts pending sale this December compared to 15 a year ago. The number of current contracts is 7% 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 was 98.3% of the average list price, which is 1.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 34, lower than the average last year, which was 95. This decrease was impacted by the limited number of sales.



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