



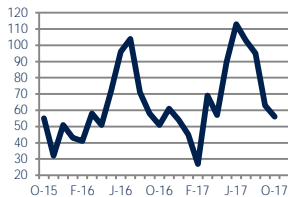
Focus On: Lower Mainline Housing Market

October 2017

Zip Code(s): 19003, 19096, 19072, 19004 and 19066

Units Sold

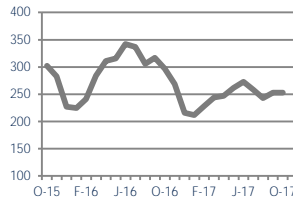
56



Up 10%
Vs. Year Ago

Active Inventory

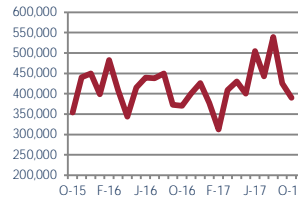
253



Down -15%
Vs. Year Ago

Median Sale Price

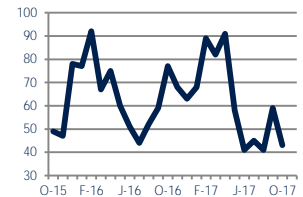
\$390,000



Up 5%
Vs. Year Ago

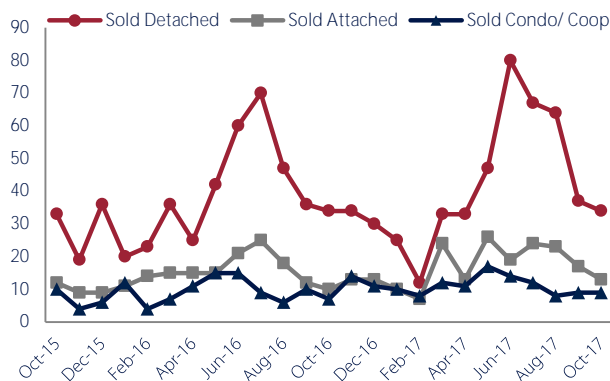
Days On Market

43



Down -44%
Vs. Year Ago

Units Sold*



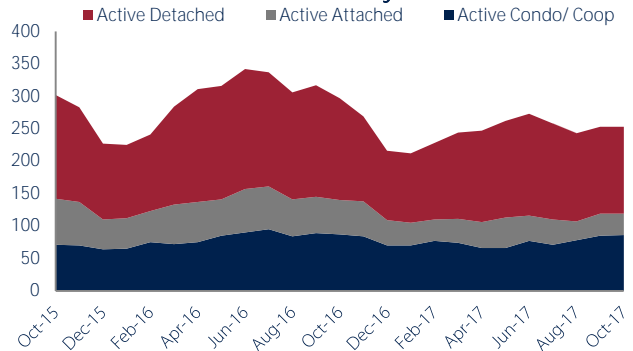
Units Sold

There was a decrease in total units sold in October, with 56 sold this month in Lower Mainline versus 63 last month, a decrease of 11%. This month's total units sold was higher than at this time last year, an increase of 10% versus October 2016.

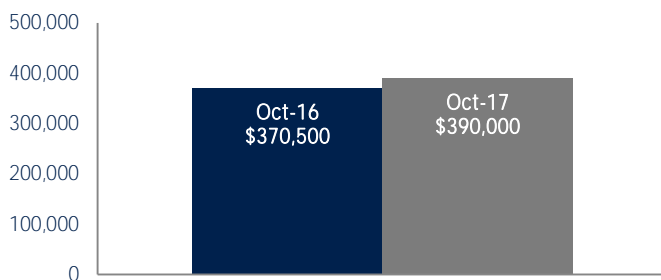
Active Inventory

Versus last year, the total number of homes available this month is lower by 44 units or 15%. The total number of active inventory this October was 253 compared to 297 in October 2016. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Lower Mainline Homes was \$370,500. This October, the median sale price was \$390,000, an increase of 5% or \$19,500 compared to last year. The current median sold price is 8% lower than in September.

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



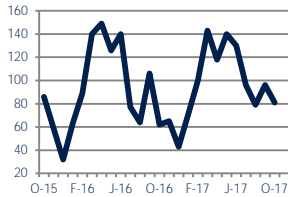
Focus On: Lower Mainline Housing Market

October 2017

Zip Code(s): 19003, 19096, 19072, 19004 and 19066

New Listings

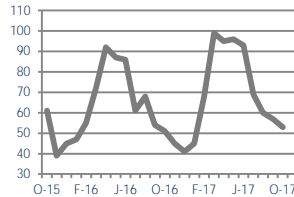
81



Up 31%
Vs. Year Ago

Current Contracts

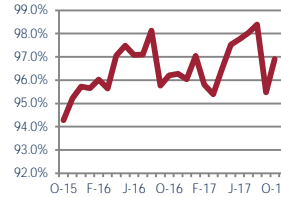
53



Up 4%
Vs. Year Ago

Sold Vs. List Price

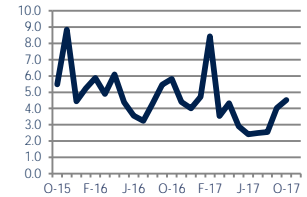
96.9%



Up 0.7%
Vs. Year Ago

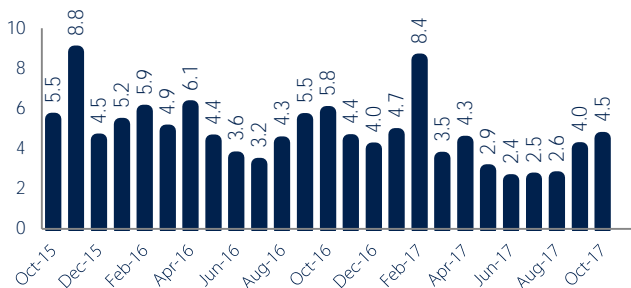
Months of Supply

4.5



Down -22%
Vs. Year Ago

Months Of Supply



Months of Supply

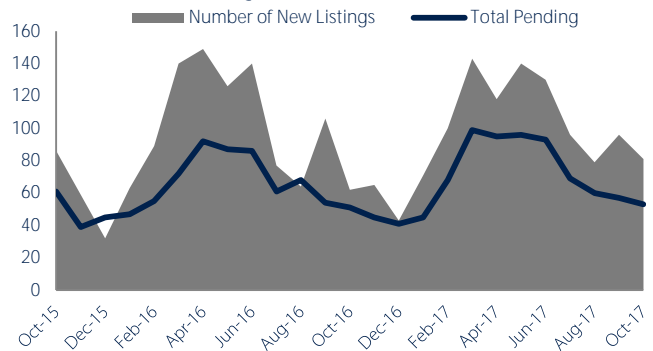
In October, there was 4.5 months of supply available in Lower Mainline, compared to 5.8 in October 2016. That is a decrease of 22% versus a year ago.

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.

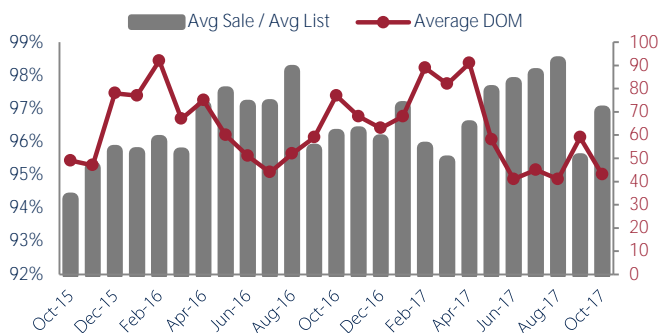
New Listings & Current Contracts

This month there were 81 homes newly listed for sale in Lower Mainline compared to 62 in October 2016, an increase of 31%. There were 53 current contracts pending sale this October compared to 51 a year ago. The number of current contracts is 4% higher than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Lower Mainline was 96.9% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 43, lower than the average last year, which was 77, a decrease of 44%.