



The Long & Foster Market Minute™

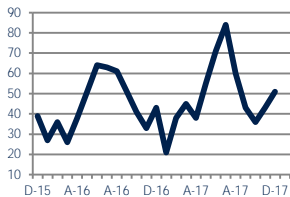
Focus On: Mainline Housing Market

December 2017

Zip Code(s): 19010, 19085, 19035 and 19041

Units Sold

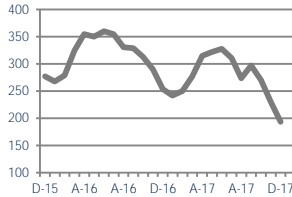
51



Up 19%
Vs. Year Ago

Active Inventory

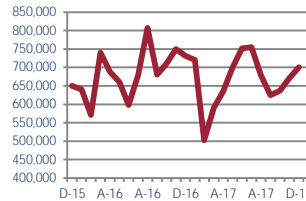
194



Down -24%
Vs. Year Ago

Median Sale Price

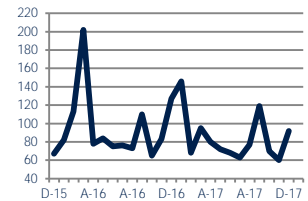
\$700,000



Down -4%
Vs. Year Ago

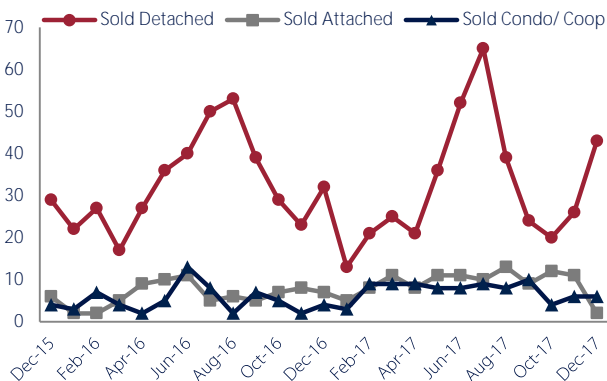
Days On Market

92



Down -28%
Vs. Year Ago

Units Sold*



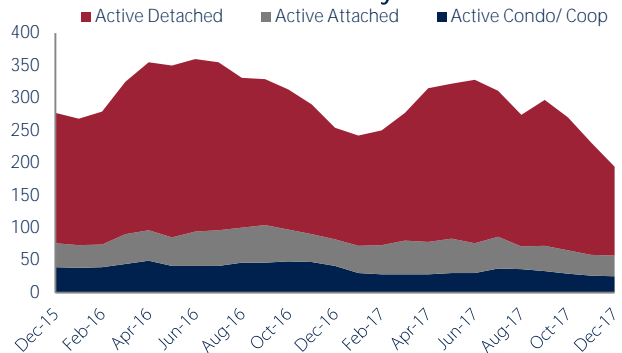
Units Sold

There was an increase in total units sold in December, with 51 sold this month in Mainline versus 43 last month, an increase of 19%. This month's total units sold was higher than at this time last year, an increase of 19% versus December 2016.

Active Inventory

Versus last year, the total number of homes available this month is lower by 60 units or 24%. The total number of active inventory this December was 194 compared to 254 in December 2016. This month's total of 194 is lower than the previous month's total supply of available inventory of 231, a decrease of 16%.

Active Inventory*

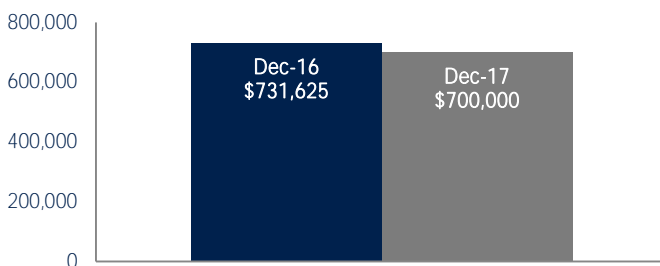


Median Sale Price

Last December, the median sale price for Mainline Homes was \$731,625. This December, the median sale price was \$700,000, a decrease of 4% or \$31,625 compared to last year. The current median sold price is 4% 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.

Median Sale Price



Mainline are defined as properties listed in zip code/s 19010, 19085, 19035 and 19041.

*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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INTERNATIONAL REAL ESTATE



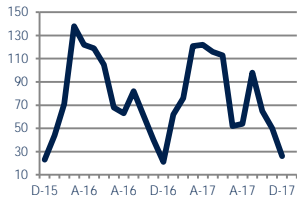
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December 2017

Zip Code(s): 19010, 19085, 19035 and 19041

New Listings

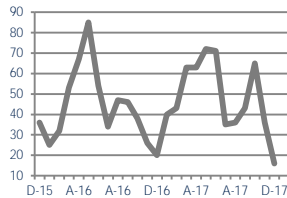
26



Up 24%
Vs. Year Ago

Current Contracts

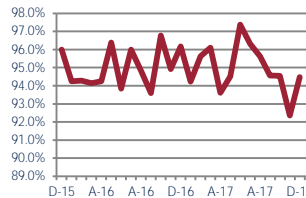
16



Down -20%
Vs. Year Ago

Sold Vs. List Price

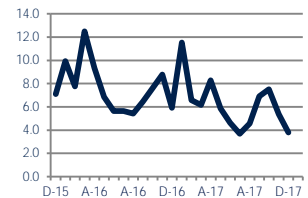
94.5%



Down -1.8%
Vs. Year Ago

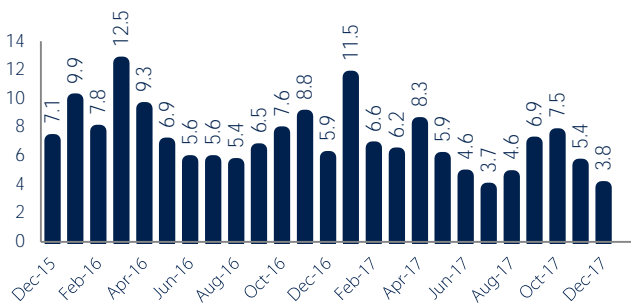
Months of Supply

3.8



Down -36%
Vs. Year Ago

Months Of Supply



Months of Supply

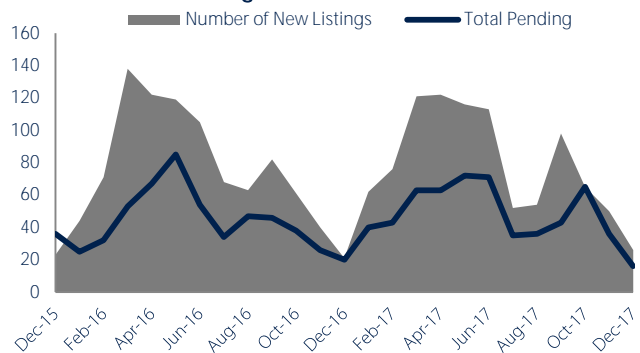
In December, there was 3.8 months of supply available in Mainline, compared to 5.9 in December 2016. That is a decrease of 36% versus a year ago.

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.

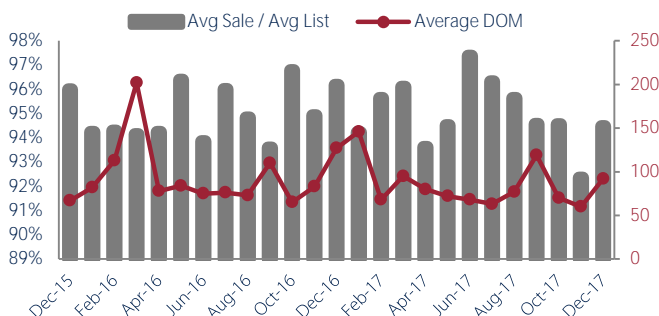
New Listings & Current Contracts

This month there were 26 homes newly listed for sale in Mainline compared to 21 in December 2016, an increase of 24%. There were 16 current contracts pending sale this December compared to 20 a year ago. The number of current contracts is 20% 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 Mainline was 94.5% of the average list price, which is 1.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 92, lower than the average last year, which was 127, a decrease of 28%.



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