



# The Long & Foster Market Minute™

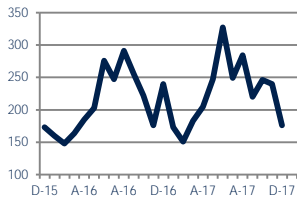
**Focus On:** Near Northeast Philadelphia Housing Market

December 2017

Zip Code(s): 19111, 19136, 19149, 19135 and 19152

## Units Sold

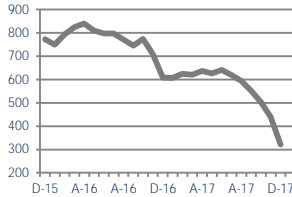
176



Down -27%  
Vs. Year Ago

## Active Inventory

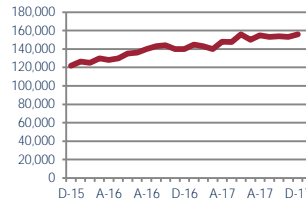
322



Down -47%  
Vs. Year Ago

## Median Sale Price

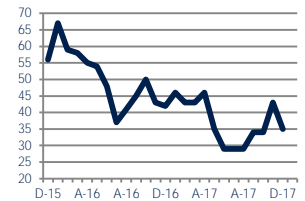
\$156,000



Up 11%  
Vs. Year Ago

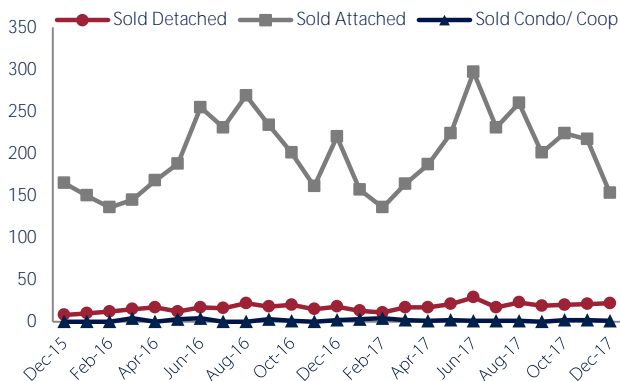
## Days On Market

35



Down -17%  
Vs. Year Ago

### Units Sold\*



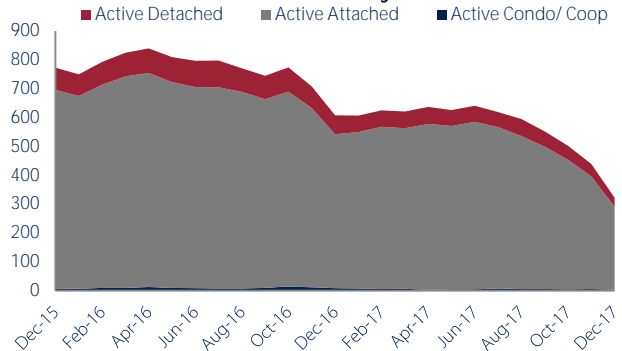
## Units Sold

There was a decrease in total units sold in December, with 176 sold this month in Near Northeast Philadelphia versus 240 last month, a decrease of 27%. This month's total units sold was lower than at this time last year, a decrease of 27% versus December 2016.

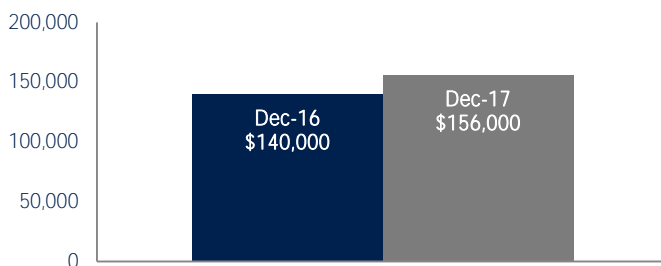
## Active Inventory

Versus last year, the total number of homes available this month is lower by 286 units or 47%. The total number of active inventory this December was 322 compared to 608 in December 2016. This month's total of 322 is lower than the previous month's total supply of available inventory of 439, a decrease of 27%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for Near Northeast Philadelphia Homes was \$140,000. This December, the median sale price was \$156,000, an increase of 11% or \$16,000 compared to last year. The current median sold price is 2% 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.



Near Northeast Philadelphia are defined as properties listed in zip code/s 19111, 19136, 19149, 19135 and 19152.

\*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.



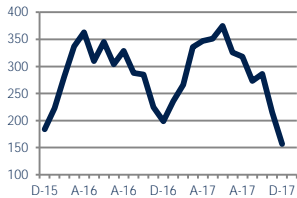
## Focus On: Near Northeast Philadelphia Housing Market

December 2017

Zip Code(s): 19111, 19136, 19149, 19135 and 19152

### New Listings

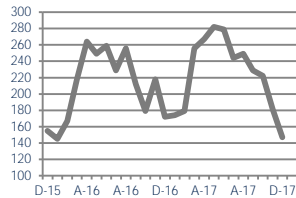
157



Down -21%  
Vs. Year Ago

### Current Contracts

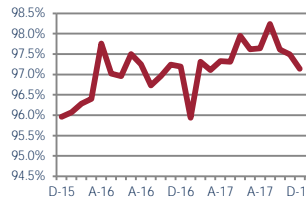
147



Down -15%  
Vs. Year Ago

### Sold Vs. List Price

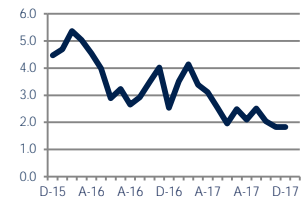
97.1%



No Change  
Vs. Year Ago

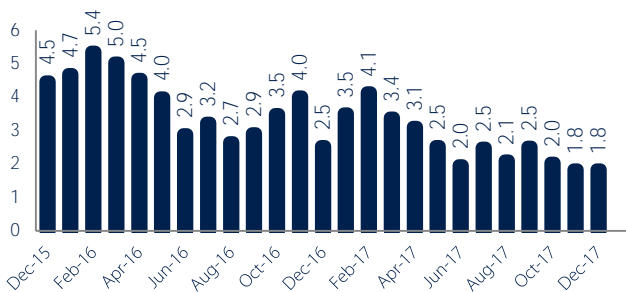
### Months of Supply

1.8



Down -28%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

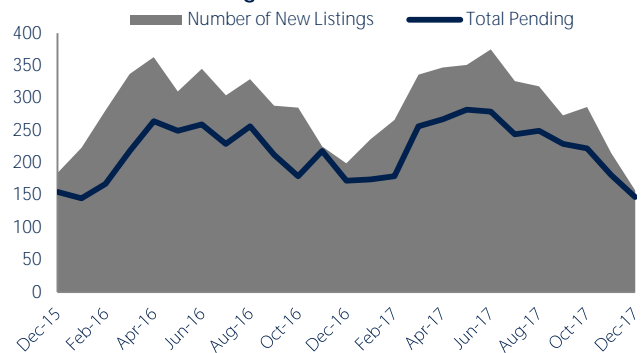
In December, there was 1.8 months of supply available in Near Northeast Philadelphia, compared to 2.5 in December 2016. That is a decrease of 28% versus a year ago.

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.

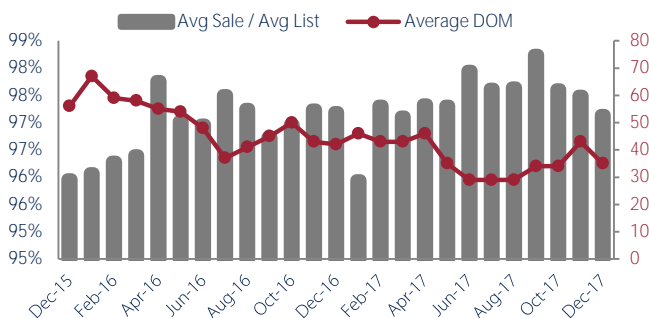
### New Listings & Current Contracts

This month there were 157 homes newly listed for sale in Near Northeast Philadelphia compared to 199 in December 2016, a decrease of 21%. There were 147 current contracts pending sale this December compared to 172 a year ago. The number of current contracts is 15% 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 Near Northeast Philadelphia was 97.1% 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 35, lower than the average last year, which was 42, a decrease of 17%.



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