



The Long & Foster Market Minute™

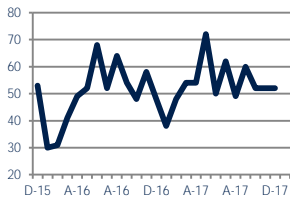
Focus On: Olney, Logan, and Fern Rock Housing Market

December 2017

Zip Code(s): 19141 and 19120

Units Sold

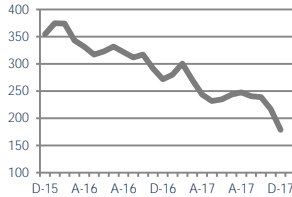
52



Up 8%
Vs. Year Ago

Active Inventory

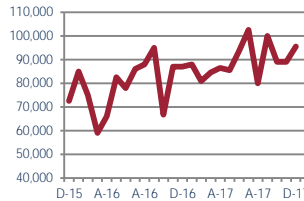
179



Down -34%
Vs. Year Ago

Median Sale Price

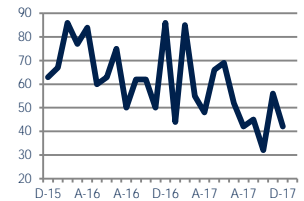
\$95,500



Up 10%
Vs. Year Ago

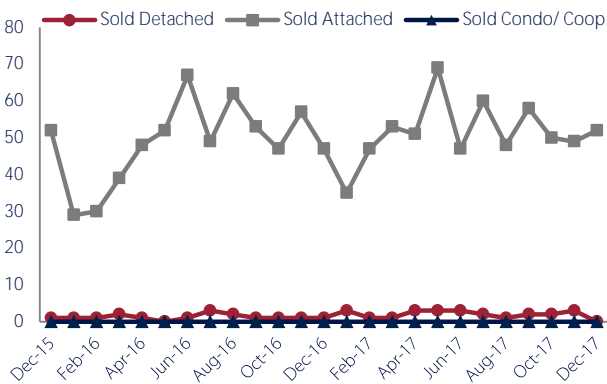
Days On Market

42



Down -51%
Vs. Year Ago

Units Sold*



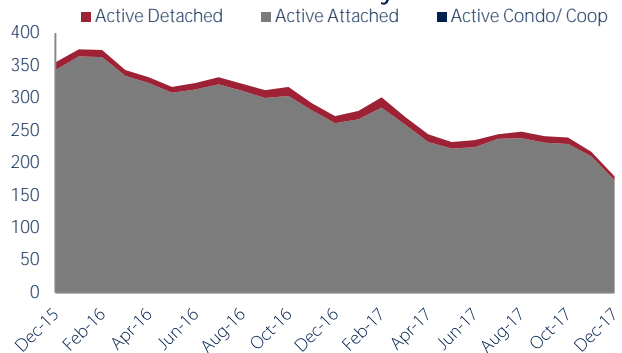
Units Sold

The number of units sold remained stable in December, with 52 sold this month in Olney, Logan, and Fern Rock. This month's total units sold was higher than at this time last year, an increase of 8% versus December 2016.

Active Inventory

Versus last year, the total number of homes available this month is lower by 93 units or 34%. The total number of active inventory this December was 179 compared to 272 in December 2016. This month's total of 179 is lower than the previous month's total supply of available inventory of 217, a decrease of 18%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Olney, Logan, and Fern Rock Homes was \$87,000. This December, the median sale price was \$95,500, an increase of 10% or \$8,500 compared to last year. The current median sold price is 7% 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.

Olney, Logan, and Fern Rock are defined as properties listed in zip code/s 19141 and 19120.

*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

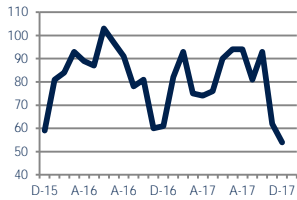




Zip Code(s): 19141 and 19120

New Listings

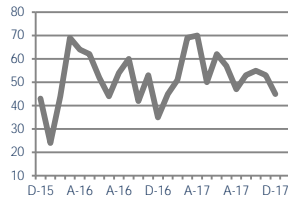
54



Down -11%
Vs. Year Ago

Current Contracts

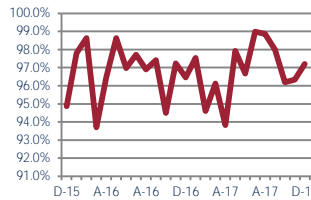
45



Up 29%
Vs. Year Ago

Sold Vs. List Price

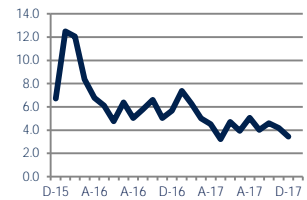
97.2%



Up 0.8%
Vs. Year Ago

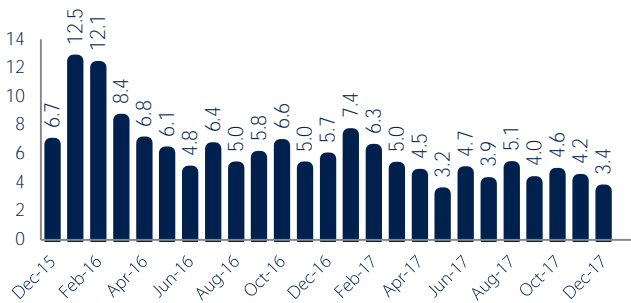
Months of Supply

3.4



Down -39%
Vs. Year Ago

Months Of Supply



Months of Supply

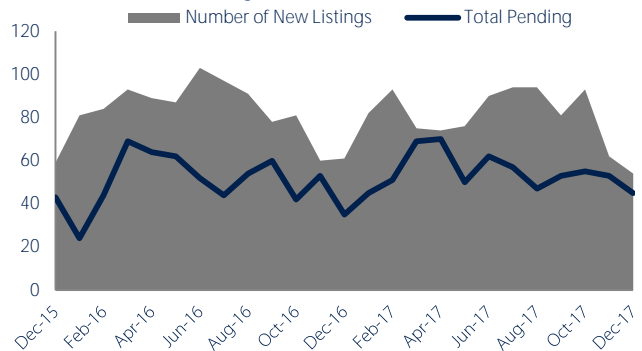
In December, there was 3.4 months of supply available in Olney, Logan, and Fern Rock, compared to 5.7 in December 2016. That is a decrease of 39% versus a year ago.

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.

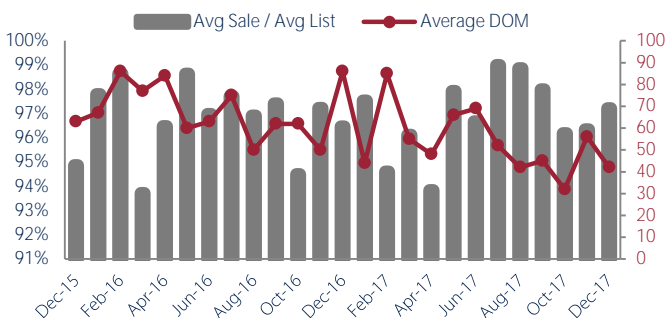
New Listings & Current Contracts

This month there were 54 homes newly listed for sale in Olney, Logan, and Fern Rock compared to 61 in December 2016, a decrease of 11%. There were 45 current contracts pending sale this December compared to 35 a year ago. The number of current contracts is 29% higher 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 Olney, Logan, and Fern Rock was 97.2% 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 42, lower than the average last year, which was 86, a decrease of 51%.



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