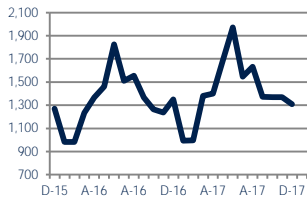


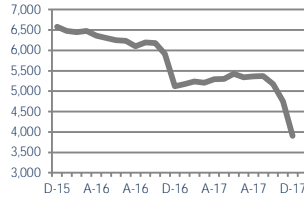


Units Sold
1,309



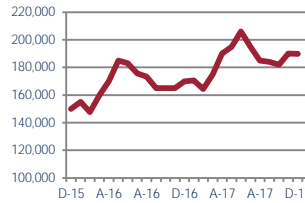
Down -3%
Vs. Year Ago

Active Inventory
3,902



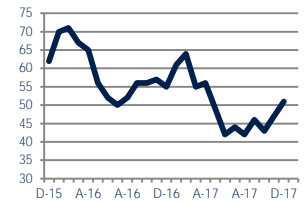
Down -24%
Vs. Year Ago

Median Sale Price
\$189,900



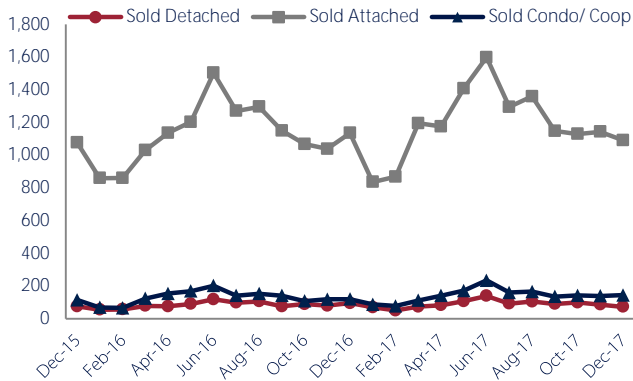
Up 12%
Vs. Year Ago

Days On Market
51



Down -7%
Vs. Year Ago

Units Sold*



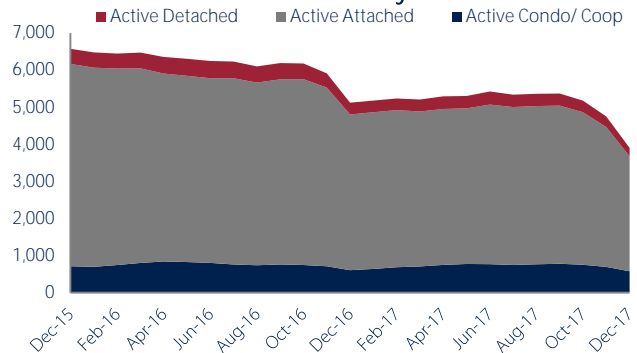
Units Sold

There was a decrease in total units sold in December, with 1,309 sold this month in Philadelphia County versus 1,370 last month, a decrease of 4%. This month's total units sold was lower than at this time last year, a decrease of 3% versus December 2016.

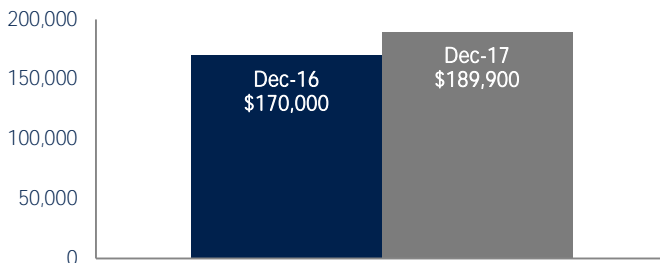
Active Inventory

Versus last year, the total number of homes available this month is lower by 1,221 units or 24%. The total number of active inventory this December was 3,902 compared to 5,123 in December 2016. This month's total of 3,902 is lower than the previous month's total supply of available inventory of 4,750, a decrease of 18%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Philadelphia County Homes was \$170,000. This December, the median sale price was \$189,900, an increase of 12% or \$19,900 compared to last year. The current median sold price is approximately the same as the median price in November.

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

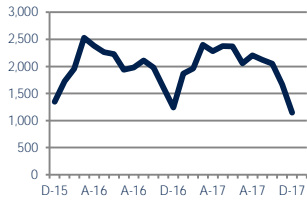


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by TREND and 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.



New Listings

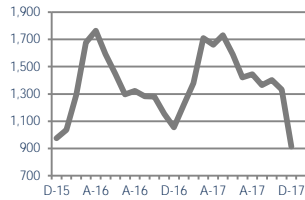
1,144



Down -8%
Vs. Year Ago

Current Contracts

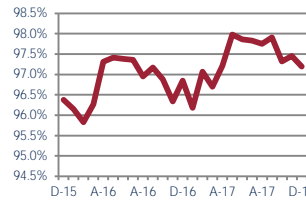
915



Down -13%
Vs. Year Ago

Sold Vs. List Price

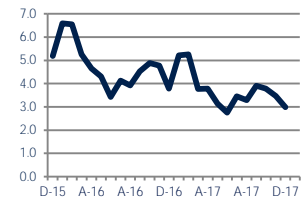
97.2%



No Change
Vs. Year Ago

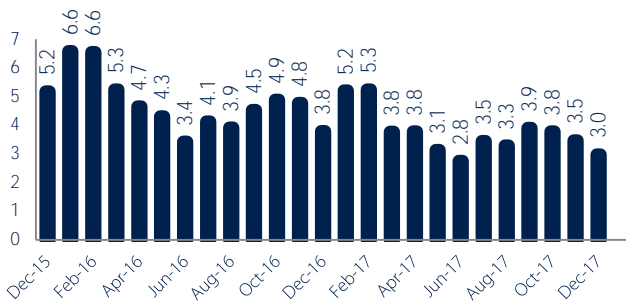
Months of Supply

3.0



Down -21%
Vs. Year Ago

Months Of Supply



Months of Supply

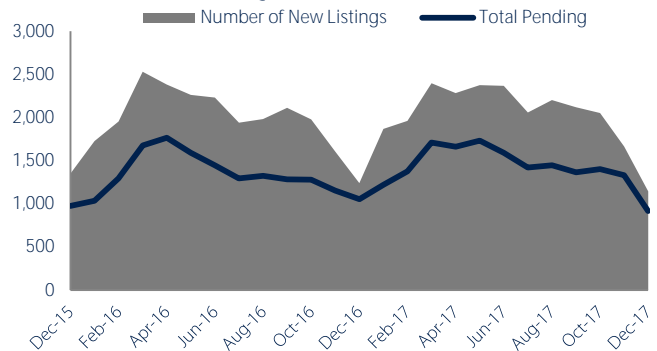
In December, there was 3.0 months of supply available in Philadelphia County, compared to 3.8 in December 2016. That is a decrease of 21% versus a year ago.

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.

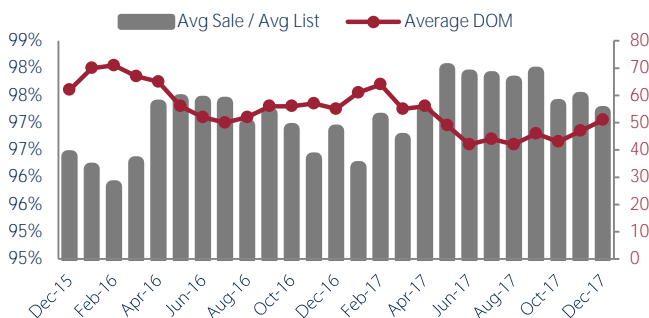
New Listings & Current Contracts

This month there were 1,144 homes newly listed for sale in Philadelphia County compared to 1,240 in December 2016, a decrease of 8%. There were 915 current contracts pending sale this December compared to 1,055 a year ago. The number of current contracts is 13% 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 Philadelphia County was 97.2% 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 51, lower than the average last year, which was 55, a decrease of 7%.



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