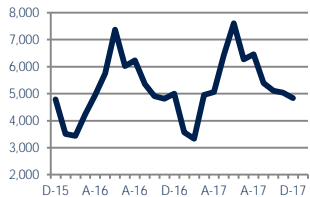


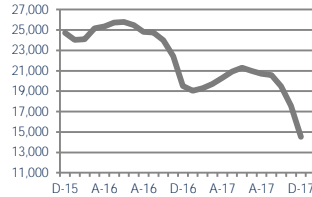


Units Sold 4,837



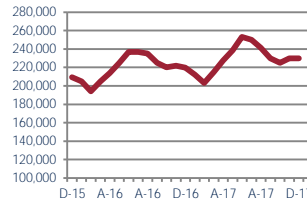
Down -3%
Vs. Year Ago

Active Inventory 14,524



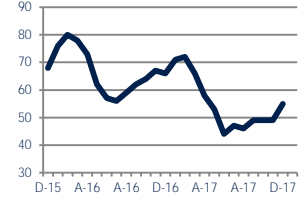
Down -26%
Vs. Year Ago

Median Sale Price \$230,000



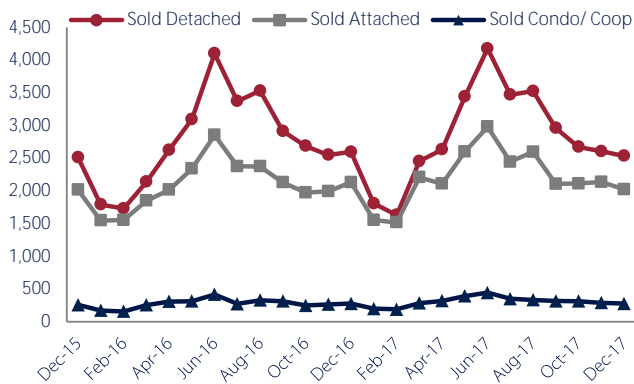
Up 5%
Vs. Year Ago

Days On Market 55



Down -17%
Vs. Year Ago

Units Sold*



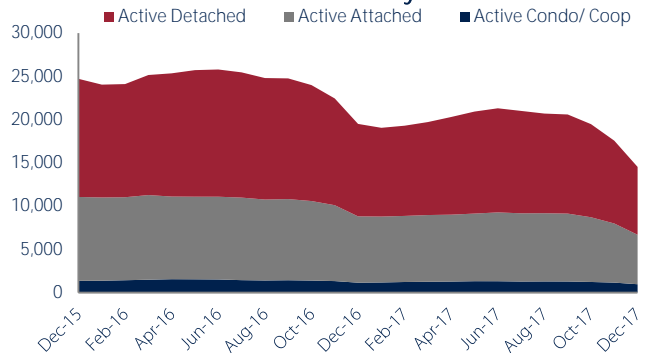
Units Sold

There was a decrease in total units sold in December, with 4,837 sold this month in Philadelphia Metro versus 5,034 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.

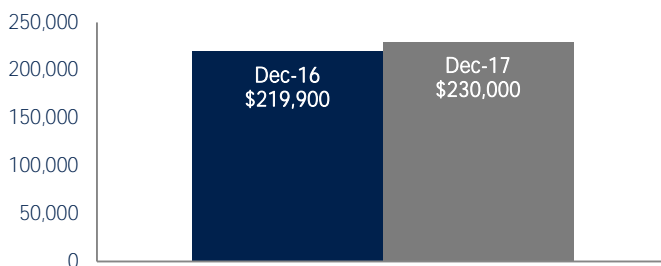
Active Inventory

Versus last year, the total number of homes available this month is lower by 4,974 units or 26%. The total number of active inventory this December was 14,524 compared to 19,498 in December 2016. This month's total of 14,524 is lower than the previous month's total supply of available inventory of 17,559, a decrease of 17%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Philadelphia Metro Homes was \$219,900. This December, the median sale price was \$230,000, an increase of 5% or \$10,100 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.



*Defined as the counties of Berks, Bucks, Chester, Delaware, Lehigh, Montgomery, Northampton, and Philadelphia in PA

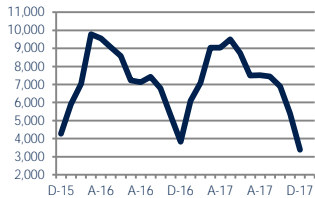
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

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New Listings

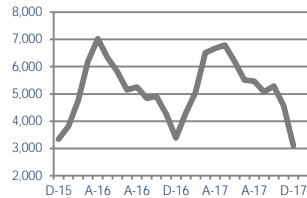
3,383



Down -12%
Vs. Year Ago

Current Contracts

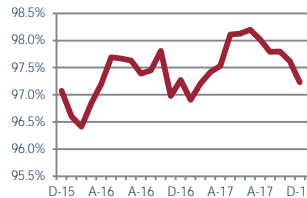
3,105



Down -8%
Vs. Year Ago

Sold Vs. List Price

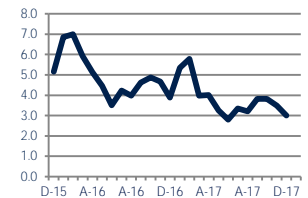
97.2%



No Change
Vs. Year Ago

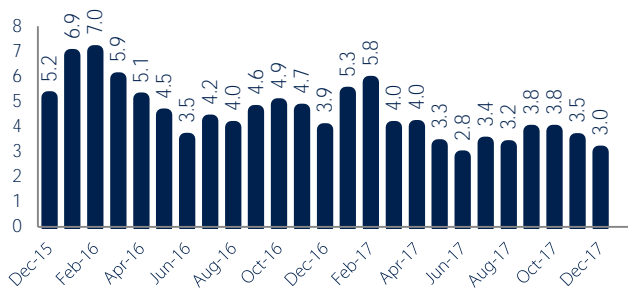
Months of Supply

3.0



Down -23%
Vs. Year Ago

Months Of Supply



Months of Supply

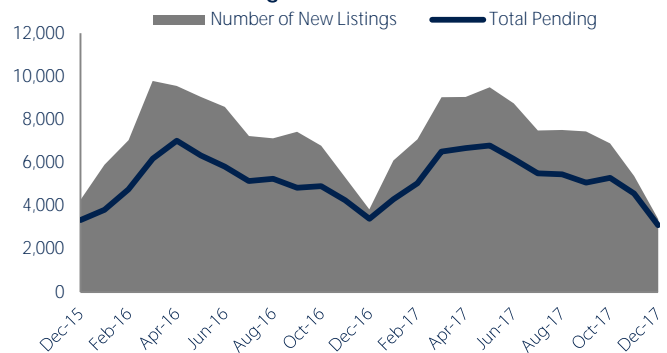
In December, there was 3.0 months of supply available in Philadelphia Metro, compared to 3.9 in December 2016. That is a decrease of 23% versus a year ago.

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.

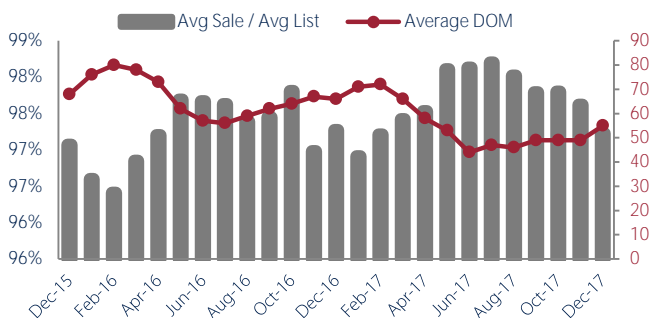
New Listings & Current Contracts

This month there were 3,383 homes newly listed for sale in Philadelphia Metro compared to 3,836 in December 2016, a decrease of 12%. There were 3,105 current contracts pending sale this December compared to 3,392 a year ago. The number of current contracts is 8% 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 Metro 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 55, lower than the average last year, which was 66, a decrease of 17%.



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