



# The Long & Foster Market Minute™

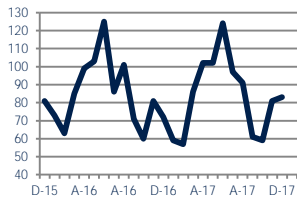
Focus On: Point Breeze and Grays Ferry Housing Market

December 2017

Zip Code(s): 19146

## Units Sold

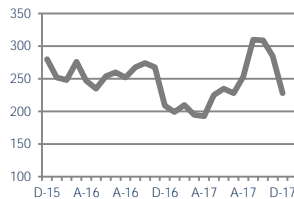
83



Up 15%  
Vs. Year Ago

## Active Inventory

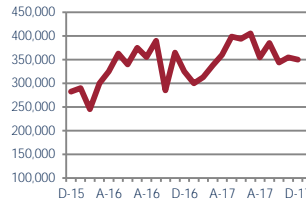
228



Up 9%  
Vs. Year Ago

## Median Sale Price

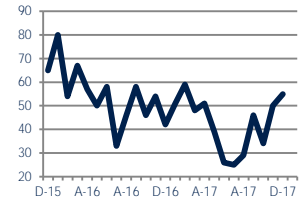
\$350,000



Up 8%  
Vs. Year Ago

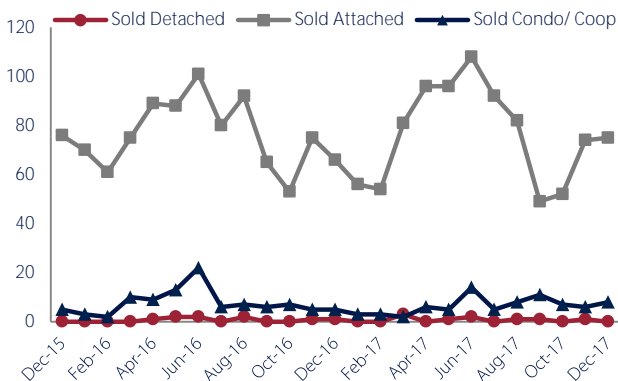
## Days On Market

55



Up 31%  
Vs. Year Ago

## Units Sold\*



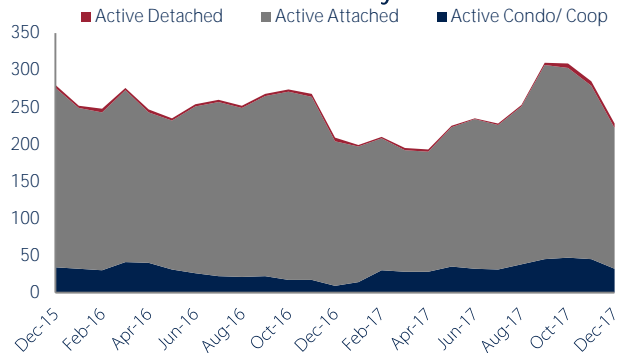
## Units Sold

There was an increase in total units sold in December, with 83 sold this month in Point Breeze and Grays Ferry versus 81 last month, an increase of 2%. This month's total units sold was higher than at this time last year, an increase of 15% versus December 2016.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 19 units or 9%. The total number of active inventory this December was 228 compared to 209 in December 2016. This month's total of 228 is lower than the previous month's total supply of available inventory of 285, a decrease of 20%.

## Active Inventory\*

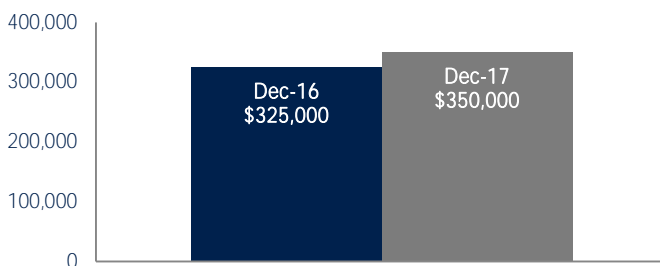


## Median Sale Price

Last December, the median sale price for Point Breeze and Grays Ferry Homes was \$325,000. This December, the median sale price was \$350,000, an increase of 8% or \$25,000 compared to last year. The current median sold price is 1% lower 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



Point Breeze and Grays Ferry are defined as properties listed in zip code/s 19146.

\*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.



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INTERNATIONAL REAL ESTATE





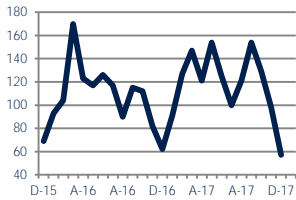
## Focus On: Point Breeze and Grays Ferry Housing Market

December 2017

Zip Code(s): 19146

### New Listings

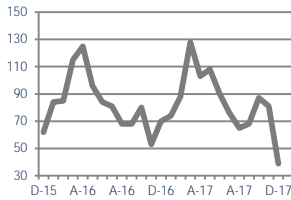
57



Down -8%  
Vs. Year Ago

### Current Contracts

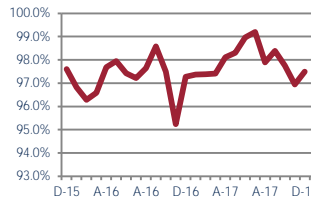
39



Down -44%  
Vs. Year Ago

### Sold Vs. List Price

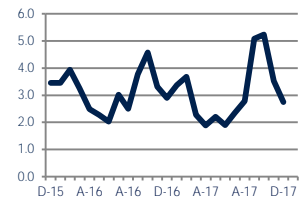
97.5%



No Change  
Vs. Year Ago

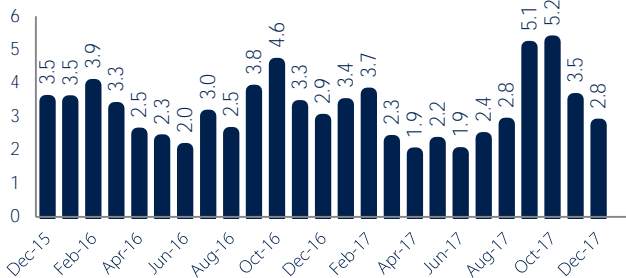
### Months of Supply

2.8



Down -5%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

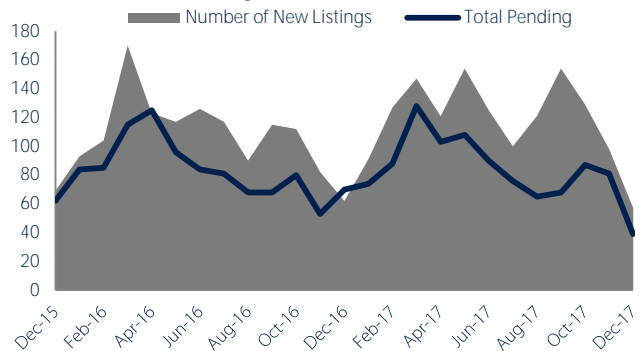
In December, there was 2.7 months of supply available in Point Breeze and Grays Ferry, compared to 2.9 in December 2016. That is a decrease of 5% versus a year ago.

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.

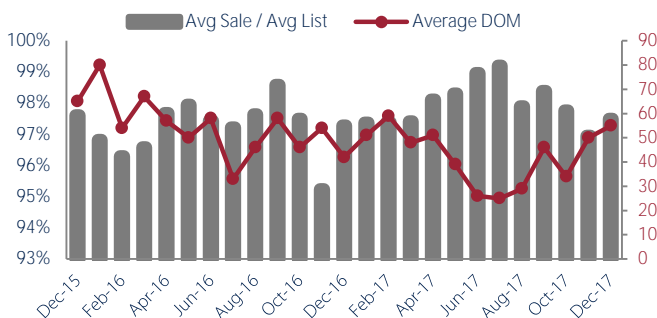
### New Listings & Current Contracts

This month there were 57 homes newly listed for sale in Point Breeze and Grays Ferry compared to 62 in December 2016, a decrease of 8%. There were 39 current contracts pending sale this December compared to 70 a year ago. The number of current contracts is 44% 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 Point Breeze and Grays Ferry was 97.5% 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, higher than the average last year, which was 42, an increase of 31%.



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