



The Long & Foster Market Minute™

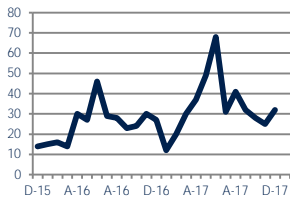
Focus On: Rittenhouse Square, Center City West, and Logan Square Housing Market

December 2017

Zip Code(s): 19103

Units Sold

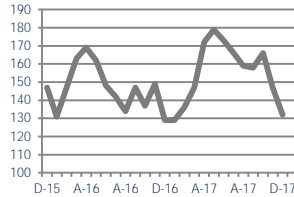
32



Up 19%
Vs. Year Ago

Active Inventory

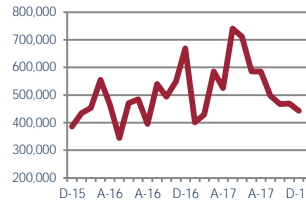
132



Up 2%
Vs. Year Ago

Median Sale Price

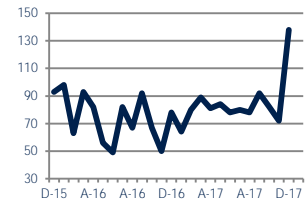
\$442,500



Down
Vs. Year Ago

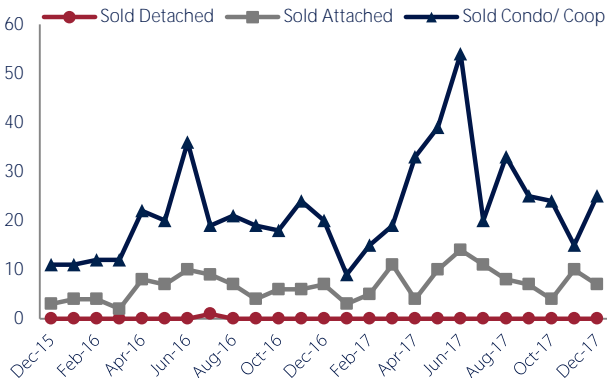
Days On Market

138



Up
Vs. Year Ago

Units Sold*



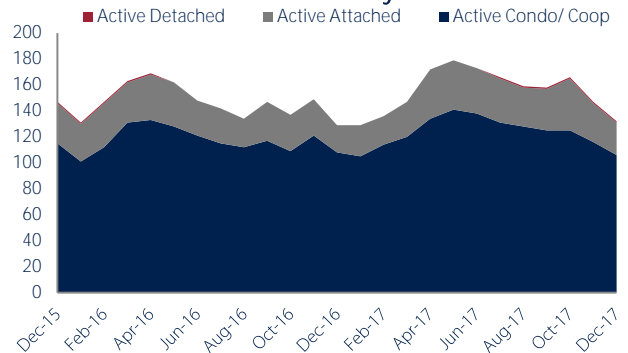
Units Sold

There was an increase in total units sold in December, with 32 sold this month in Rittenhouse Square, Center City West, and Logan Square versus 25 last month, an increase of 28%. This month's total units sold was higher than at this time last year, an increase of 19% versus December 2016.

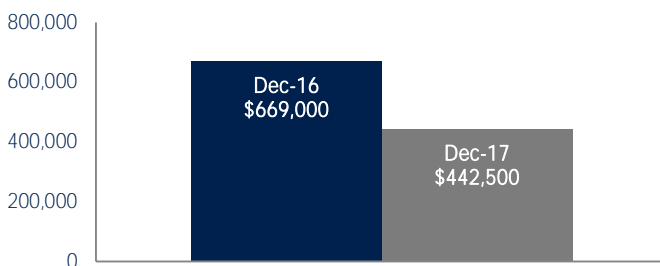
Active Inventory

Versus last year, the total number of homes available this month is higher by 3 units or 2%. The total number of active inventory this December was 132 compared to 129 in December 2016. This month's total of 132 is lower than the previous month's total supply of available inventory of 147, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last December, the median sale price for Rittenhouse Square, Center City West, and Logan Square Homes was \$669,000. This December, the median sale price was \$442,500, a decrease of \$226,500 compared to last year. The current median sold price is 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.



Rittenhouse Square, Center City West, and Logan Square are defined as properties listed in zip code/s 19103.

*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.

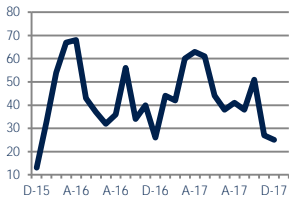
Information included in this report is based on data supplied by TREND and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of TREND or Long & Foster Real Estate, Inc.



Zip Code(s): 19103

New Listings

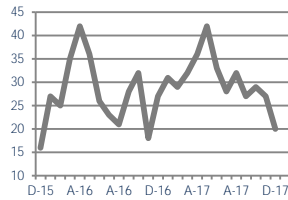
25



Down -4%
Vs. Year Ago

Current Contracts

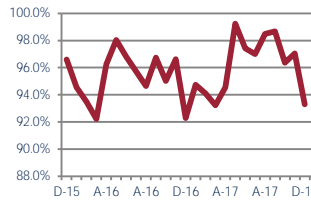
20



Down -26%
Vs. Year Ago

Sold Vs. List Price

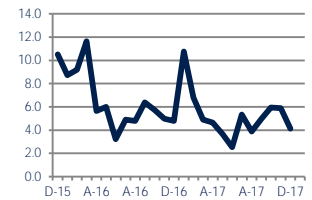
93.3%



Up 1.1%
Vs. Year Ago

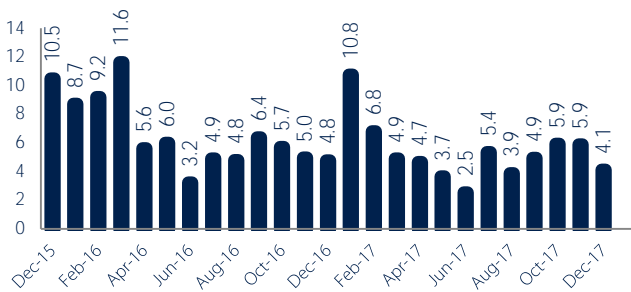
Months of Supply

4.1



Down -14%
Vs. Year Ago

Months Of Supply



Months of Supply

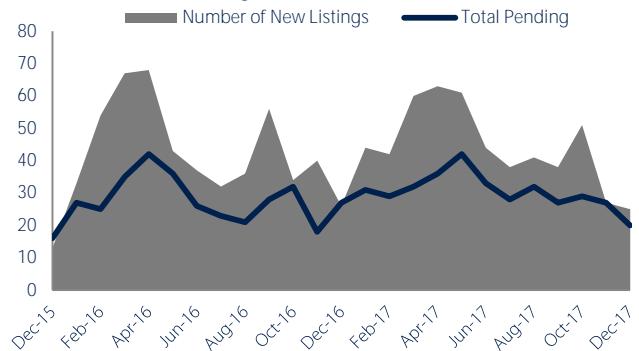
In December, there was 4.1 months of supply available in Rittenhouse Square, Center City West, and Logan Square, compared to 4.8 in December 2016. That is a decrease of 14% versus a year ago.

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.

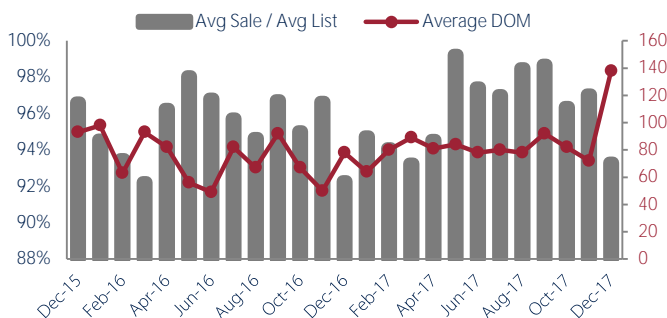
New Listings & Current Contracts

This month there were 25 homes newly listed for sale in Rittenhouse Square, Center City West, and Logan Square compared to 26 in December 2016, a decrease of 4%. There were 20 current contracts pending sale this December compared to 27 a year ago. The number of current contracts is 26% 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 Rittenhouse Square, Center City West, and Logan Square was 93.3% of the average list price, which is 1.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 138, higher than the average last year, which was 78. This increase was impacted by the limited number of sales.



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