



The Long & Foster Market Minute™

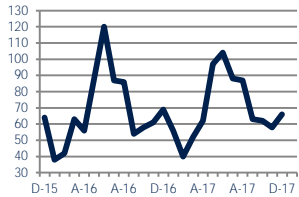
Focus On: Springfield, Wallingford, and Swarthmore Housing Market

December 2017

Zip Code(s): 19064, 19081, 19070, 19086 and 19033

Units Sold

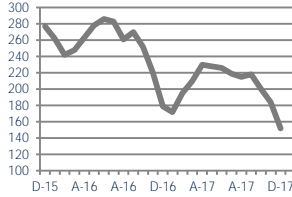
66



Down -4%
Vs. Year Ago

Active Inventory

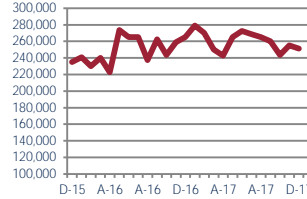
152



Down -15%
Vs. Year Ago

Median Sale Price

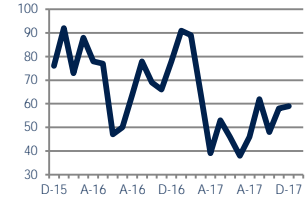
\$251,129



Down -5%
Vs. Year Ago

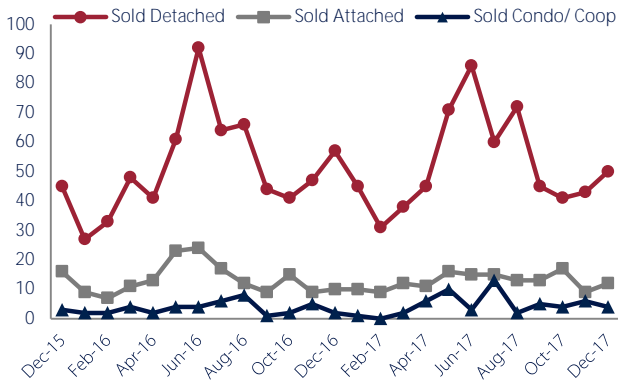
Days On Market

59



Down -24%
Vs. Year Ago

Units Sold*



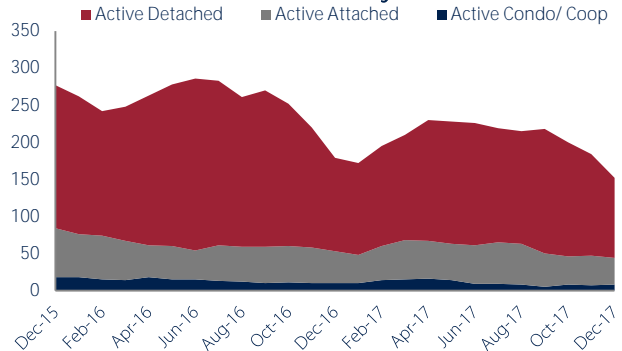
Units Sold

There was an increase in total units sold in December, with 66 sold this month in Springfield, Wallingford, and Swarthmore versus 58 last month, an increase of 14%. This month's total units sold was lower than at this time last year, a decrease of 4% versus December 2016.

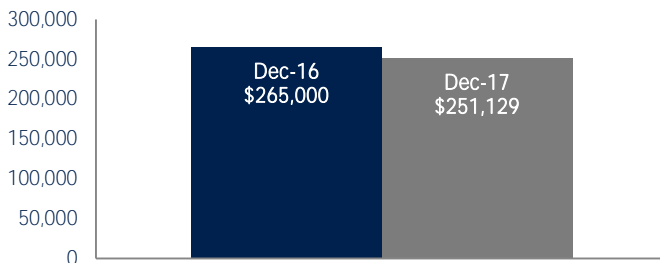
Active Inventory

Versus last year, the total number of homes available this month is lower by 27 units or 15%. The total number of active inventory this December was 152 compared to 179 in December 2016. This month's total of 152 is lower than the previous month's total supply of available inventory of 184, a decrease of 17%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Springfield, Wallingford, and Swarthmore Homes was \$265,000. This December, the median sale price was \$251,129, a decrease of 5% or \$13,871 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.

Springfield, Wallingford, and Swarthmore are defined as properties listed in zip code/s 19064, 19081, 19070, 19086 and 19033.

*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.



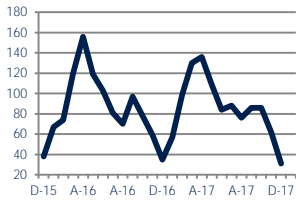
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 19064, 19081, 19070, 19086 and 19033

New Listings

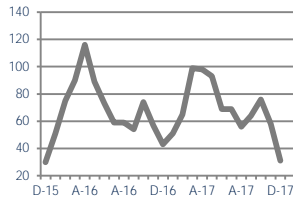
31



Down -11%
Vs. Year Ago

Current Contracts

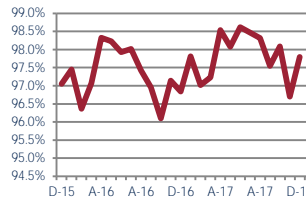
31



Down -28%
Vs. Year Ago

Sold Vs. List Price

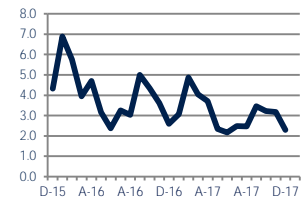
97.8%



Up 1%
Vs. Year Ago

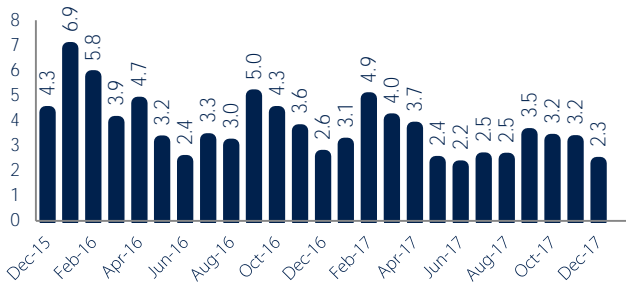
Months of Supply

2.3



Down -11%
Vs. Year Ago

Months Of Supply



Months of Supply

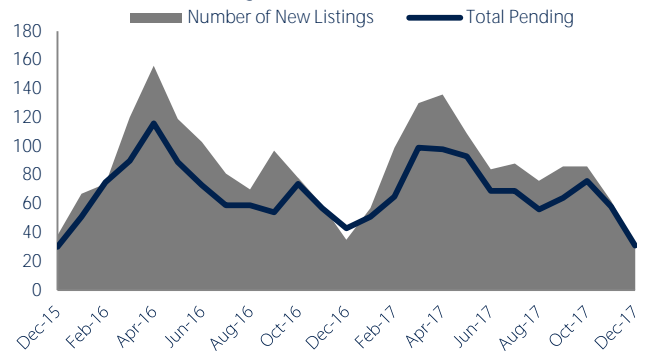
In December, there was 2.3 months of supply available in Springfield, Wallingford, and Swarthmore, compared to 2.6 in December 2016. That is a decrease of 11% versus a year ago.

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.

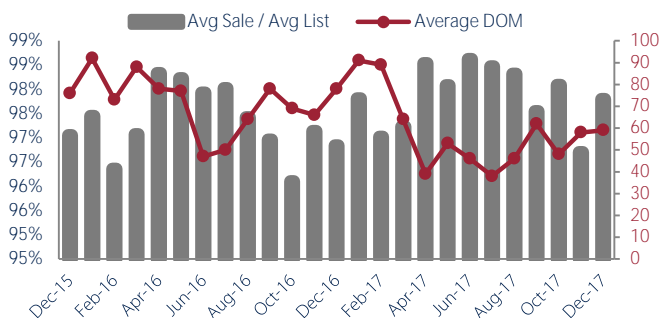
New Listings & Current Contracts

This month there were 31 homes newly listed for sale in Springfield, Wallingford, and Swarthmore compared to 35 in December 2016, a decrease of 11%. There were 31 current contracts pending sale this December compared to 43 a year ago. The number of current contracts is 28% 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 Springfield, Wallingford, and Swarthmore was 97.8% 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 59, lower than the average last year, which was 78, a decrease of 24%.



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