

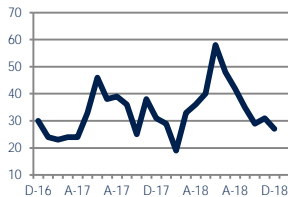
Focus On: Glenolden, Folcroft, and Norwood Housing Market

December 2018

Zip Code(s): 19036, 19032 and 19074

Units Sold

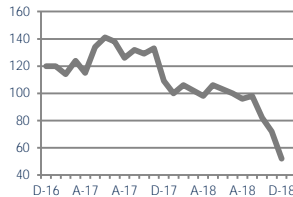
27



Down -13%
Vs. Year Ago

Active Inventory

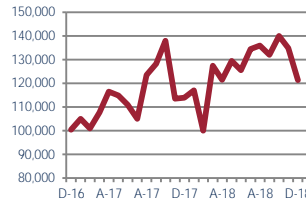
52



Down -52%
Vs. Year Ago

Median Sale Price

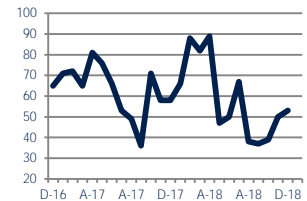
\$121,400



Up 6%
Vs. Year Ago

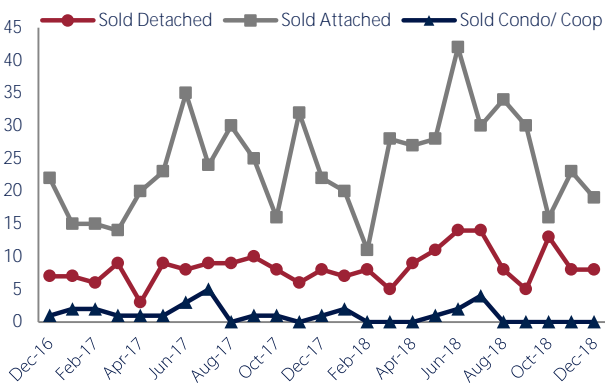
Days On Market

53



Down -9%
Vs. Year Ago

Units Sold*



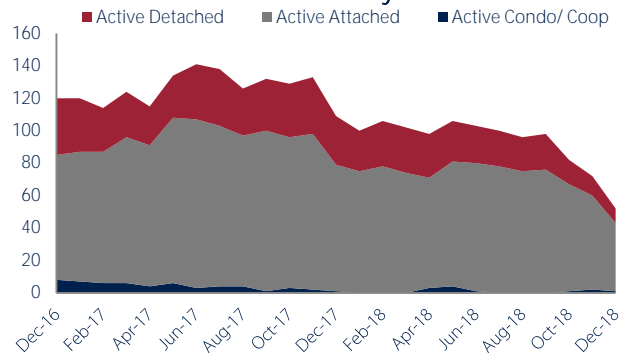
Units Sold

There was a decrease in total units sold in December, with 27 sold this month in Glenolden, Folcroft, and Norwood versus 31 last month, a decrease of 13%. This month's total units sold was lower than at this time last year, a decrease of 13% versus December 2017.

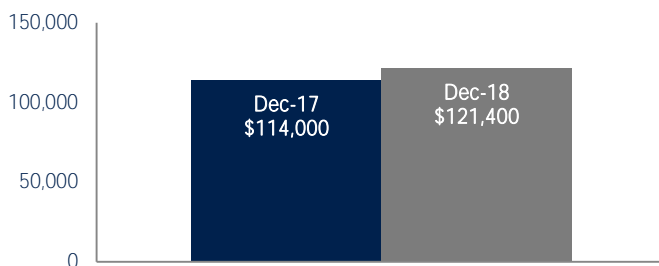
Active Inventory

Versus last year, the total number of homes available this month is lower by 57 units or 52%. The total number of active inventory this December was 52 compared to 109 in December 2017. This month's total of 52 is lower than the previous month's total supply of available inventory of 72, a decrease of 28%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Glenolden, Folcroft, and Norwood Homes was \$114,000. This December, the median sale price was \$121,400, an increase of 6% or \$7,400 compared to last year. The current median sold price is 10% 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.

Glenolden, Folcroft, and Norwood are defined as properties listed in zip code/s 19036, 19032 and 19074.

*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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.



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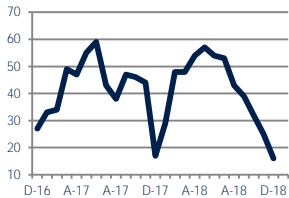
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December 2018

Zip Code(s): 19036, 19032 and 19074

New Listings

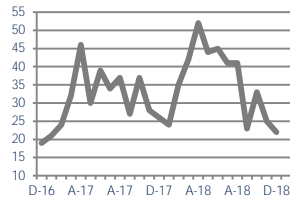
16



Down -6%
Vs. Year Ago

Current Contracts

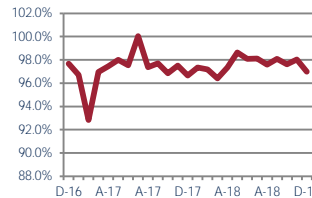
22



Down -15%
Vs. Year Ago

Sold Vs. List Price

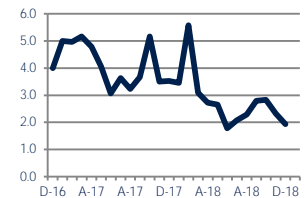
97.0%



No Change
Vs. Year Ago

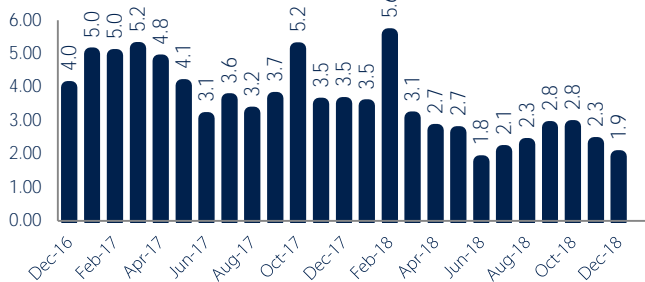
Months of Supply

1.9



Down -45%
Vs. Year Ago

Months Of Supply



Months of Supply

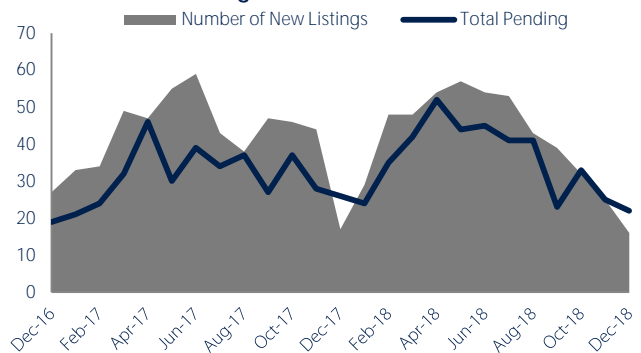
In December, there was 1.9 months of supply available in Glenolden, Folcroft, and Norwood, compared to 3.5 in December 2017. That is a decrease of 45% versus a year ago.

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.

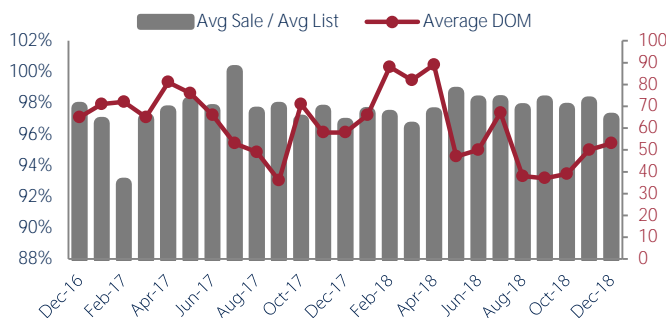
New Listings & Current Contracts

This month there were 16 homes newly listed for sale in Glenolden, Folcroft, and Norwood compared to 17 in December 2017, a decrease of 6%. There were 22 current contracts pending sale this December compared to 26 a year ago. The number of current contracts is 15% 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 Glenolden, Folcroft, and Norwood was 97.0% 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 53, lower than the average last year, which was 58, a decrease of 9%.



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