

Philadelphia 2017 Market Stats

Inventory



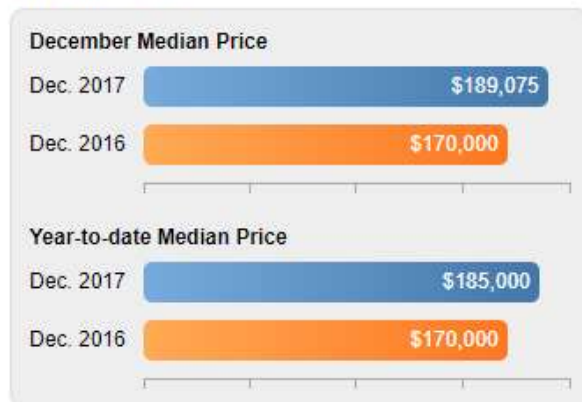
Inventory decreased by 9.7% during the month, and is now 8.1% lower than this time last year. Due to the lower inventory, the Months Supply of Inventory decreased to 3.6 months during December compared to 4.1 months a year ago. There were 78 fewer new listings this year than in last December.

Settled Listings



December sales were down 1.0% compared to last December but are up 5.8% year-to-date. In December the median Property Marketing Period of sales dropped from 31 days in 2016 to 28 days this year.

Median Price



The December median sold price was \$189,075, 11.2% higher than last December, and is up 8.8% year-to-date.

Settled Listings / Original Price



The sold price to original list price ratio in December was 96.7%, which has typically been in the 93-95% range over the last year and stands at 96.7% year-to-date. The sold price to list price ratio has been at 97.9% for the last 3 months.