



The Long & Foster® Market Minute™



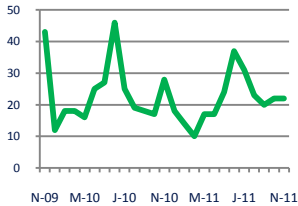
Focus On: Media Housing Market

November 2011

Zip Code(s): 19063 and 19065

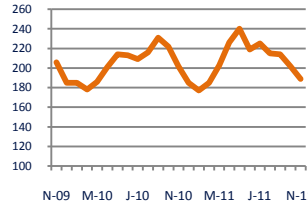
Units Sold

22



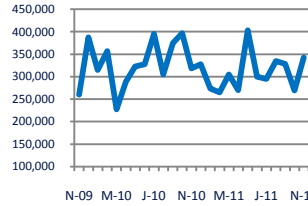
Active Inventory

189



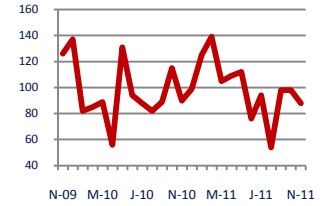
Median Sale Price

\$342,500



Days On Market

88



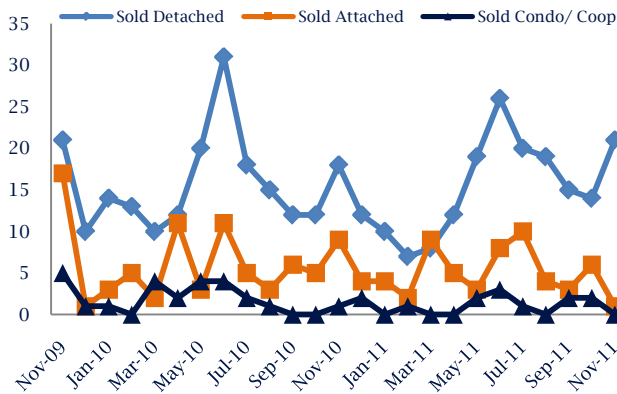
Down - 21%
Vs. Year Ago

Down - 6%
Vs. Year Ago

Up
Vs. Year Ago

Down - 2%
Vs. Year Ago

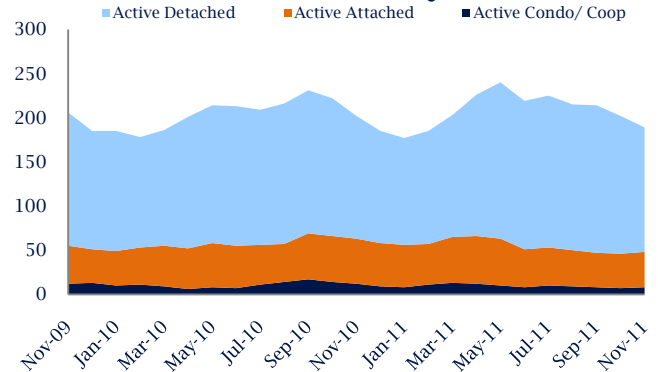
Units Sold*



Units Sold

The number of units sold remained stable in November, with 22 sold this month in Media. This month's total units sold was lower than at this time last year, a decrease of 21% versus November 2010.

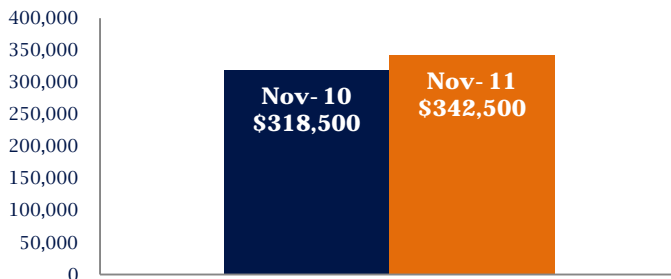
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 13 units or 6%. The total number of active inventory this November was 189 compared to 202 in November 2010. This month's total of 189 is lower than the previous month's total supply of available inventory of 202, a decrease of 6%.

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 November, the median sale price for Media Homes was \$318,500. This November, the median sale price was \$342,500, an increase of \$24,000 compared to last year. The current median sold price is higher than in October.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Media are defined as properties listed in zip code/s 19063 and 19065.

*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.





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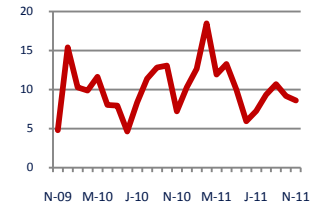
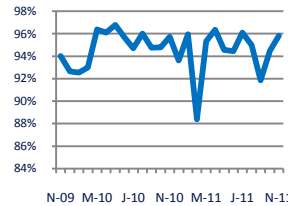
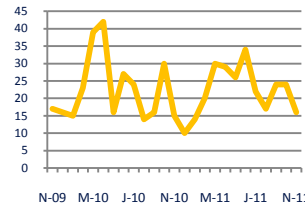
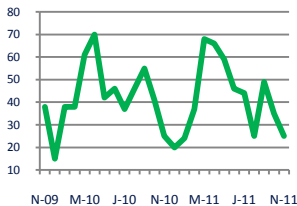


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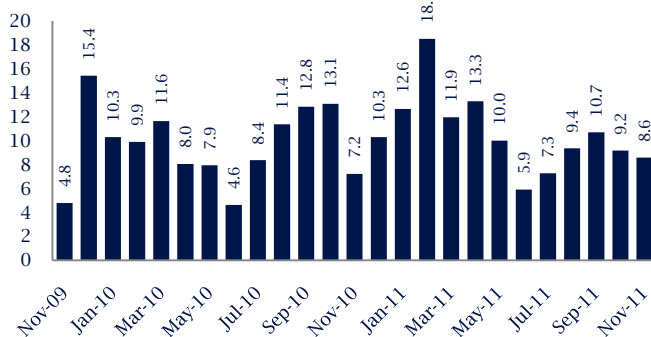
Zip Code(s): 19063 and 19065

New Listings 25	Current Contracts 16	Sold Vs. List Price 95.8%	Months of Supply 8.6
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No Change Vs. Year Ago	Up 7% Vs. Year Ago	No Change Vs. Year Ago	Up 19% Vs. Year Ago
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Months Of Supply



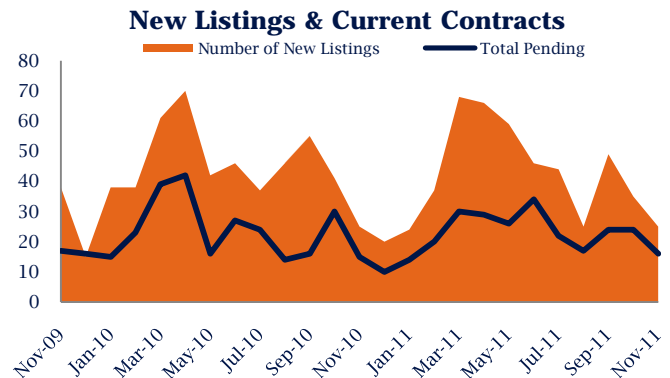
Months of Supply

In November, there was 8.6 months of supply available in Media, compared to 7.2 in November 2010. That is an increase of 19% versus a year ago.

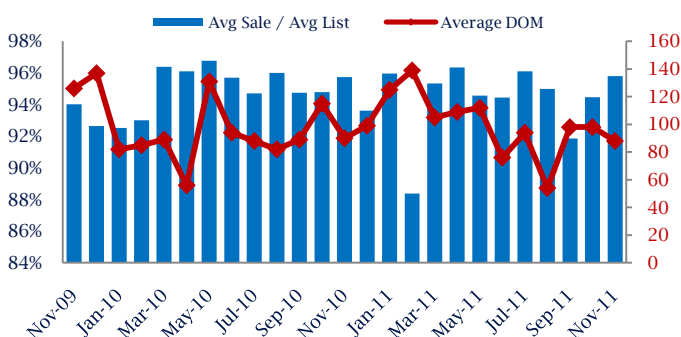
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

This month there were 25 homes newly listed for sale in Media, which is similar to the amount in November 2010. There were 16 current contracts pending sale this November compared to 15 a year ago. The number of current contracts is 7% higher than last month.



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In November, the average sale price in Media was 95.8% 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 88, lower than the average last year, which was 90, a decrease of 2%.

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