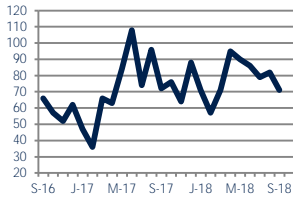


Zip Code(s): 19132, 19121, 19122 and 19133

### Units Sold

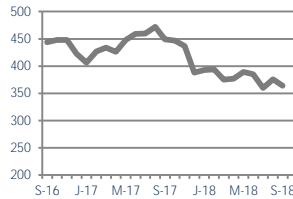
71



Down -1%  
Vs. Year Ago

### Active Inventory

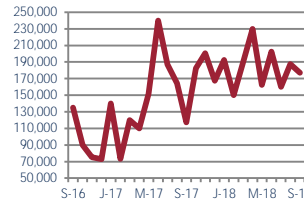
364



Down -19%  
Vs. Year Ago

### Median Sale Price

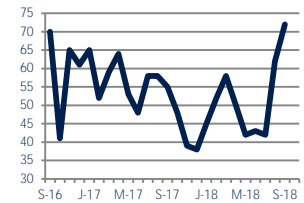
\$177,000



Up  
Vs. Year Ago

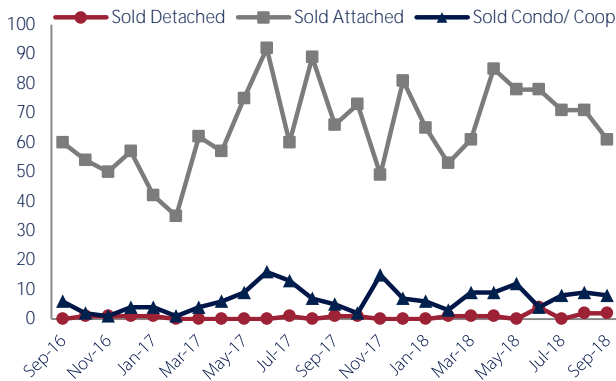
### Days On Market

72



Up 31%  
Vs. Year Ago

### Units Sold\*



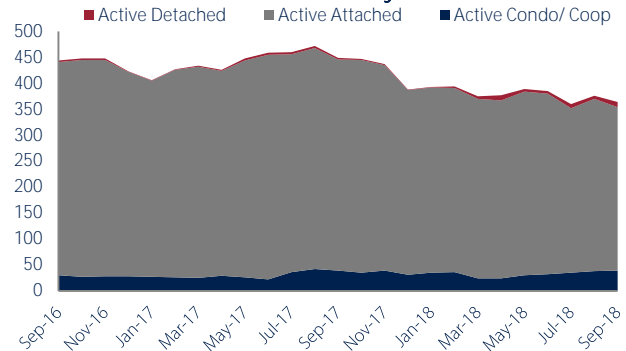
### Units Sold

There was a decrease in total units sold in September, with 71 sold this month in Allegheny West, Strawberry Mansion, and Hartranft versus 82 last month, a decrease of 13%. This month's total units sold was lower than at this time last year, a decrease of 1% versus September 2017.

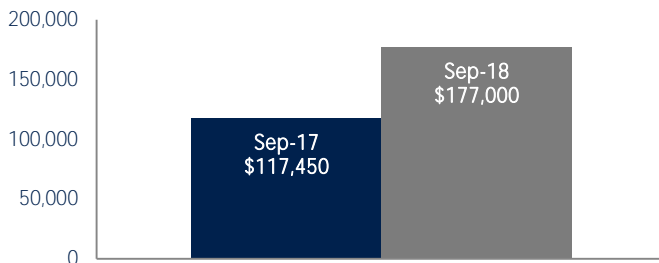
### Active Inventory

Versus last year, the total number of homes available this month is lower by 85 units or 19%. The total number of active inventory this September was 364 compared to 449 in September 2017. This month's total of 364 is lower than the previous month's total supply of available inventory of 376, a decrease of 3%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last September, the median sale price for Allegheny West, Strawberry Mansion, and Hartranft Homes was \$117,450. This September, the median sale price was \$177,000, an increase of \$59,550 compared to last year. The current median sold price is lower than in August.

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



Allegheny West, Strawberry Mansion, and Hartranft are defined as properties listed in zip code/s 19132, 19121, 19122 and 19133.

\*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.

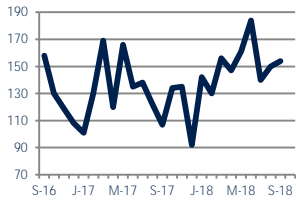
Information included in this report is based on data supplied by TREND and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently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



Zip Code(s): 19132, 19121, 19122 and 19133

### New Listings

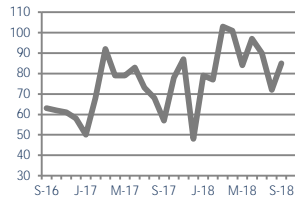
154



Up 44%  
Vs. Year Ago

### Current Contracts

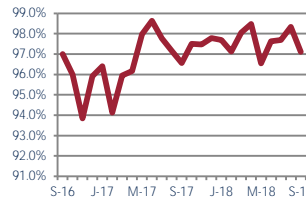
85



Up 49%  
Vs. Year Ago

### Sold Vs. List Price

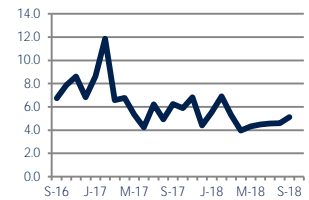
97.1%



Up 0.6%  
Vs. Year Ago

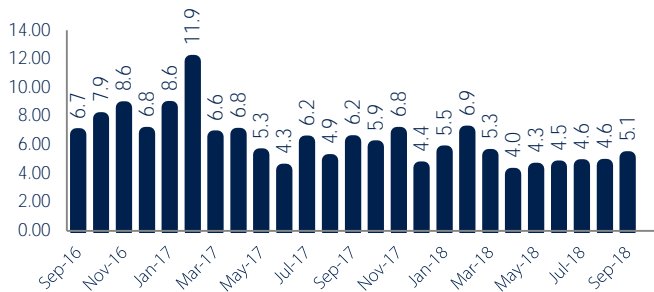
### Months of Supply

5.1



Down -18%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

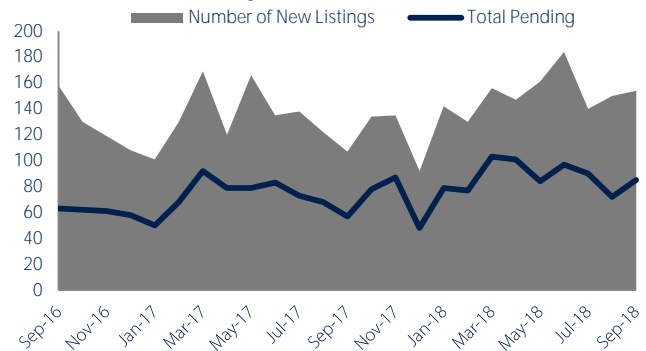
In September, there was 5.1 months of supply available in Allegheny West, Strawberry Mansion, and Hartranft, compared to 6.2 in September 2017. That is a decrease of 18% versus a year ago.

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.

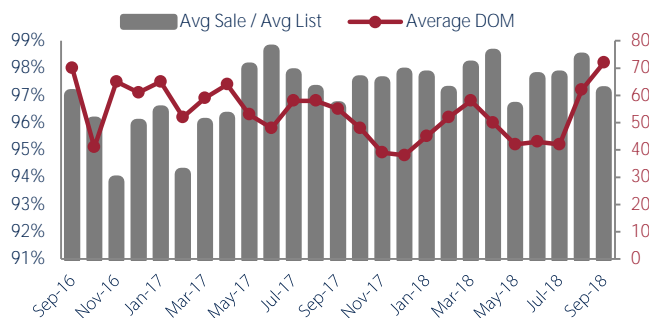
### New Listings & Current Contracts

This month there were 154 homes newly listed for sale in Allegheny West, Strawberry Mansion, and Hartranft compared to 107 in September 2017, an increase of 44%. There were 85 current contracts pending sale this September compared to 57 a year ago. The number of current contracts is 49% higher than last September.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In September, the average sale price in Allegheny West, Strawberry Mansion, and Hartranft was 97.1% of the average list price, which is 0.5% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 72, higher than the average last year, which was 55, an increase of 31%.



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