



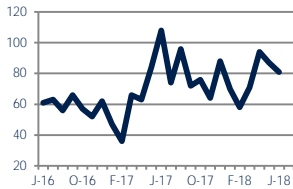
The Long & Foster Market Minute™

Focus On: Allegheny West, Strawberry Mansion, and Hartranft Housing Market

June 2018

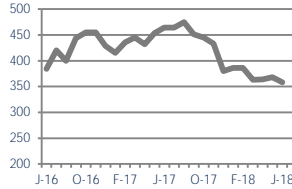
Zip Code(s): 19132, 19121, 19122 and 19133

Units Sold
81



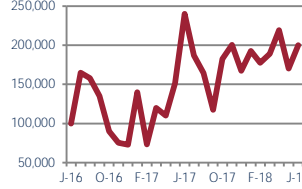
Down -25%
Vs. Year Ago

Active Inventory
358



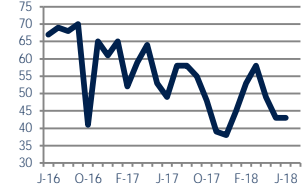
Down -23%
Vs. Year Ago

Median Sale Price
\$200,000



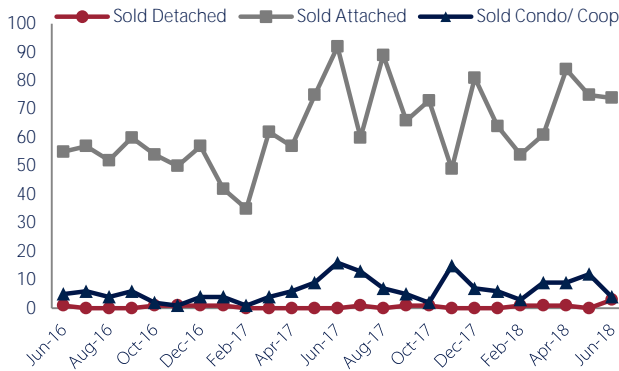
Down -17%
Vs. Year Ago

Days On Market
43



Down -12%
Vs. Year Ago

Units Sold*



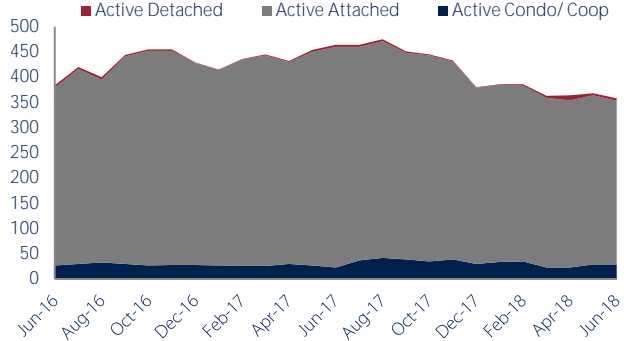
Units Sold

There was a decrease in total units sold in June, with 81 sold this month in Allegheny West, Strawberry Mansion, and Hartranft versus 87 last month, a decrease of 7%. This month's total units sold was lower than at this time last year, a decrease of 25% versus June 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 106 units or 23%. The total number of active inventory this June was 358 compared to 464 in June 2017. This month's total of 358 is lower than the previous month's total supply of available inventory of 368, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Allegheny West, Strawberry Mansion, and Hartranft Homes was \$240,000. This June, the median sale price was \$200,000, a decrease of 17% or \$40,000 compared to last year. The current median sold price is 18% higher than in May.

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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE

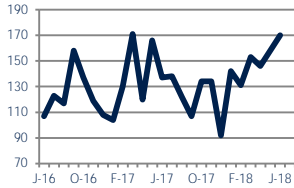




Zip Code(s): 19132, 19121, 19122 and 19133

New Listings

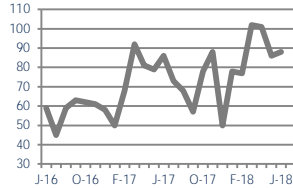
170



Up 24%
Vs. Year Ago

Current Contracts

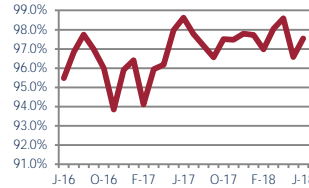
88



Up 2%
Vs. Year Ago

Sold Vs. List Price

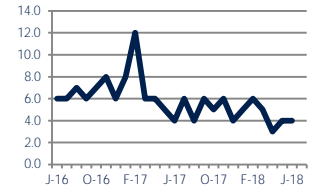
97.5%



Down -1.1%
Vs. Year Ago

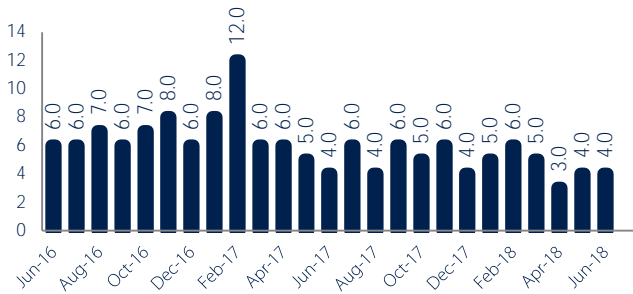
Months of Supply

4.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

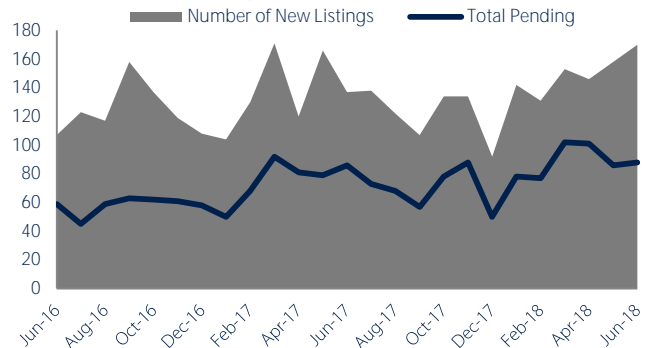
In June, there was 4.4 months of supply available in Allegheny West, Strawberry Mansion, and Hartranft, compared to 4.3 in June 2017. That is an increase of 3% versus a year ago.

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.

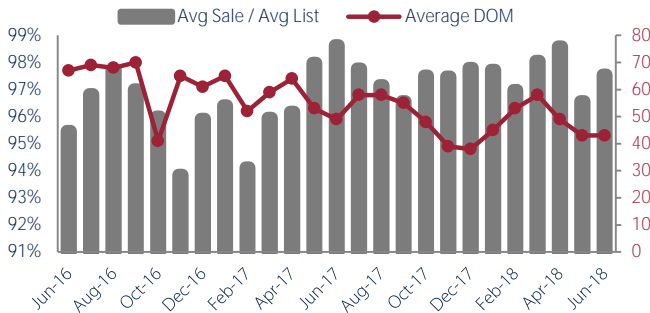
New Listings & Current Contracts

This month there were 170 homes newly listed for sale in Allegheny West, Strawberry Mansion, and Hartranft compared to 137 in June 2017, an increase of 24%. There were 88 current contracts pending sale this June compared to 86 a year ago. The number of current contracts is 2% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Allegheny West, Strawberry Mansion, and Hartranft was 97.5% of the average list price, which is 1.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 43, lower than the average last year, which was 49, a decrease of 12%.



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