



# The Long & Foster Market Minute™

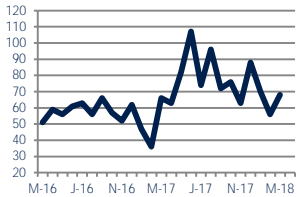
**Focus On:** Allegheny West, Strawberry Mansion, and Hartranft Housing Market

March 2018

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

## Units Sold

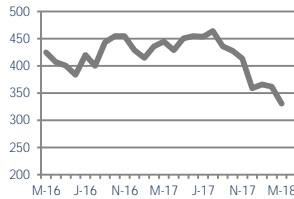
68



Up 3%  
Vs. Year Ago

## Active Inventory

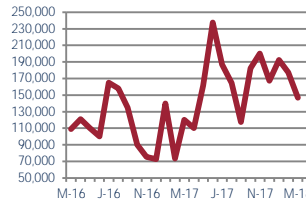
331



Down -26%  
Vs. Year Ago

## Median Sale Price

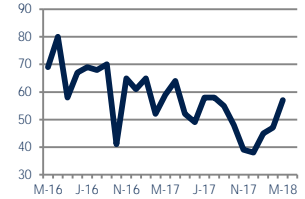
\$147,000



Up 23%  
Vs. Year Ago

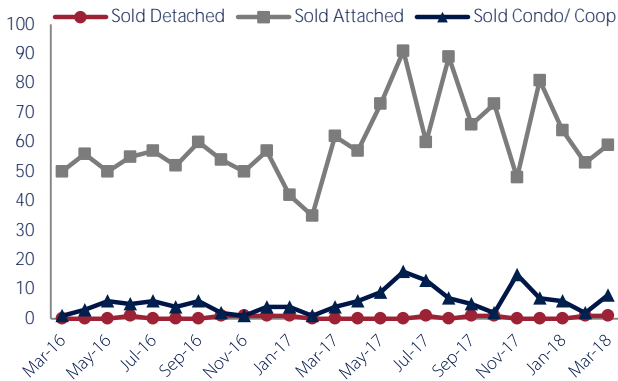
## Days On Market

57



Down -3%  
Vs. Year Ago

### Units Sold\*



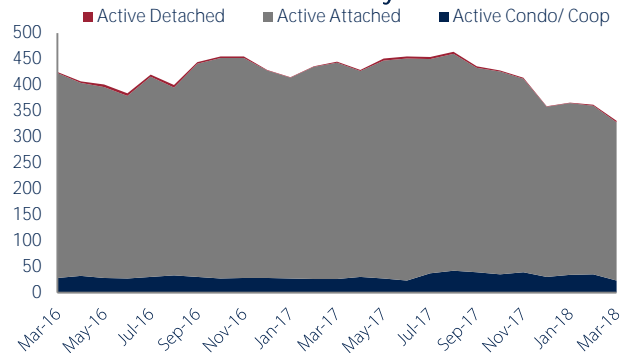
## Units Sold

There was an increase in total units sold in March, with 68 sold this month in Allegheny West, Strawberry Mansion, and Hartranft versus 56 last month, an increase of 21%. This month's total units sold was higher than at this time last year, an increase of 3% versus March 2017.

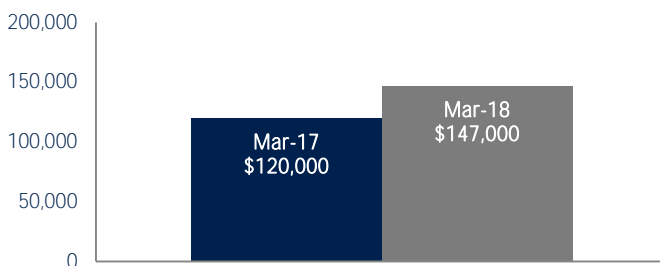
## Active Inventory

Versus last year, the total number of homes available this month is lower by 114 units or 26%. The total number of active inventory this March was 331 compared to 445 in March 2017. This month's total of 331 is lower than the previous month's total supply of available inventory of 362, a decrease of 9%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last March, the median sale price for Allegheny West, Strawberry Mansion, and Hartranft Homes was \$120,000. This March, the median sale price was \$147,000, an increase of 23% or \$27,000 compared to last year. The current median sold price is 17% lower than in February.

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.

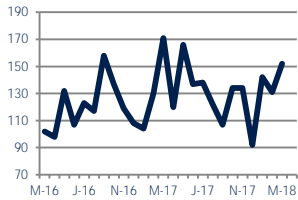
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Zip Code(s): 19132, 19121, 19122 and 19133

### New Listings

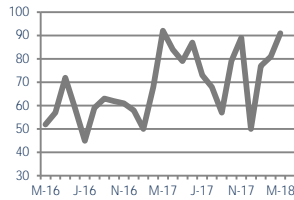
152



**Down -11%**  
Vs. Year Ago

### Current Contracts

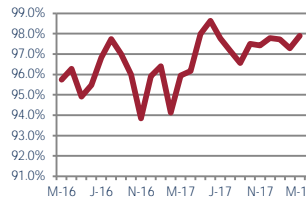
91



**Down -1%**  
Vs. Year Ago

### Sold Vs. List Price

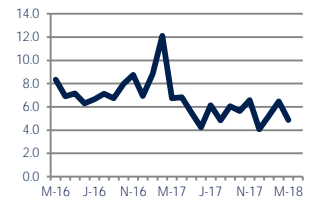
97.9%



**Up 2%**  
Vs. Year Ago

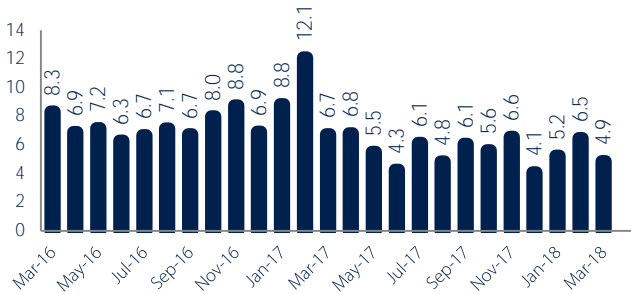
### Months of Supply

4.9



**Down -28%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

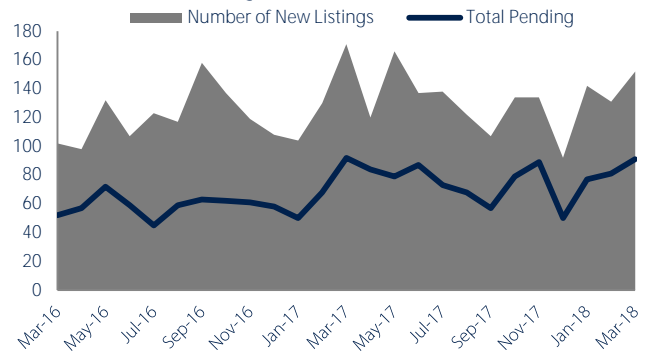
In March, there was 4.9 months of supply available in Allegheny West, Strawberry Mansion, and Hartranft, compared to 6.7 in March 2017. That is a decrease of 28% versus a year ago.

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.

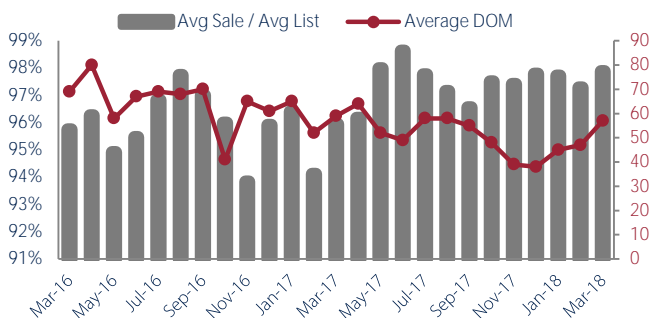
### New Listings & Current Contracts

This month there were 152 homes newly listed for sale in Allegheny West, Strawberry Mansion, and Hartranft compared to 171 in March 2017, a decrease of 11%. There were 91 current contracts pending sale this March compared to 92 a year ago. The number of current contracts is 1% lower than last March.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In March, the average sale price in Allegheny West, Strawberry Mansion, and Hartranft was 97.9% of the average list price, which is 1.9% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 57, lower than the average last year, which was 59, a decrease of 3%.



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