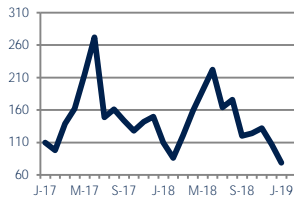


Zip Code(s): 19103, 19102, 19106, 19107, 19130 and 19123

Units Sold

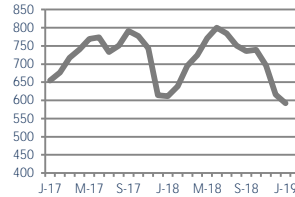
79



Down -28%
Vs. Year Ago

Active Inventory

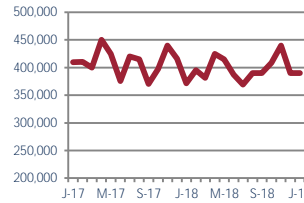
592



Down -3%
Vs. Year Ago

Median Sale Price

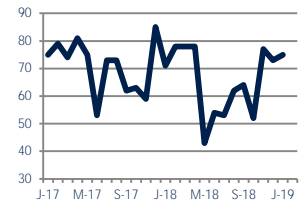
\$390,000



Up 5%
Vs. Year Ago

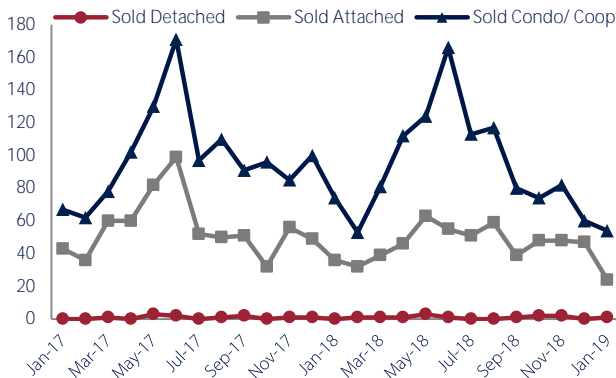
Days On Market

75



Up 6%
Vs. Year Ago

Units Sold*



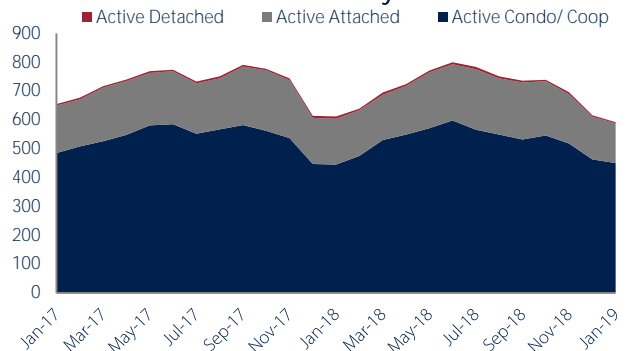
Units Sold

There was a decrease in total units sold in January, with 79 sold this month in City Center, Fairmount, and Callowhill versus 107 last month, a decrease of 26%. This month's total units sold was lower than at this time last year, a decrease of 28% versus January 2018.

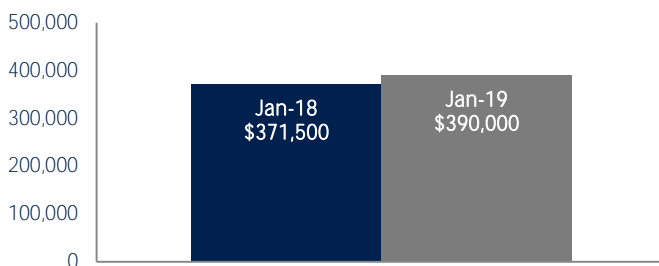
Active Inventory

Versus last year, the total number of homes available this month is lower by 20 units or 3%. The total number of active inventory this January was 592 compared to 612 in January 2018. This month's total of 592 is lower than the previous month's total supply of available inventory of 616, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for City Center, Fairmount, and Callowhill Homes was \$371,500. This January, the median sale price was \$390,000, an increase of 5% or \$18,500 compared to last year. The current median sold price is approximately the same as the median price in December.

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

City Center, Fairmount, and Callowhill are defined as properties listed in zip code/s 19103, 19102, 19106, 19107, 19130 and 19123.

*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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.



CHRISTIE'S
INTERNATIONAL REAL ESTATE

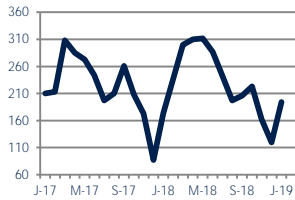




Zip Code(s): 19103, 19102, 19106, 19107, 19130 and 19123

New Listings

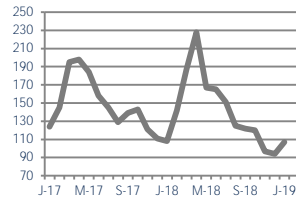
194



Up 11%
Vs. Year Ago

Current Contracts

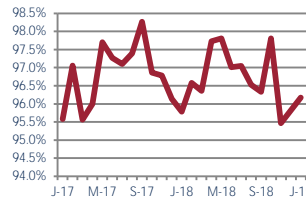
107



Down -1%
Vs. Year Ago

Sold Vs. List Price

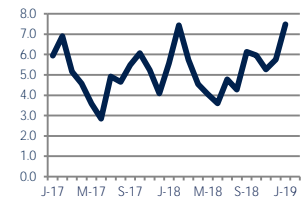
96.2%



No Change
Vs. Year Ago

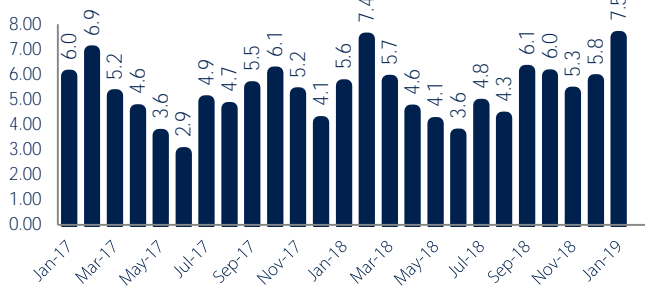
Months of Supply

7.5



Up 35%
Vs. Year Ago

Months Of Supply



Months of Supply

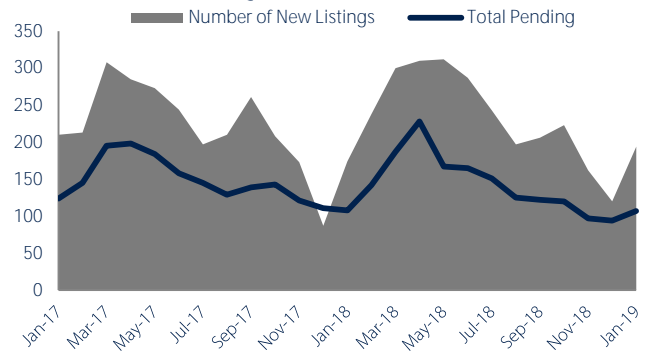
In January, there was 7.5 months of supply available in City Center, Fairmount, and Callowhill, compared to 5.6 in January 2018. That is an increase of 35% versus a year ago.

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.

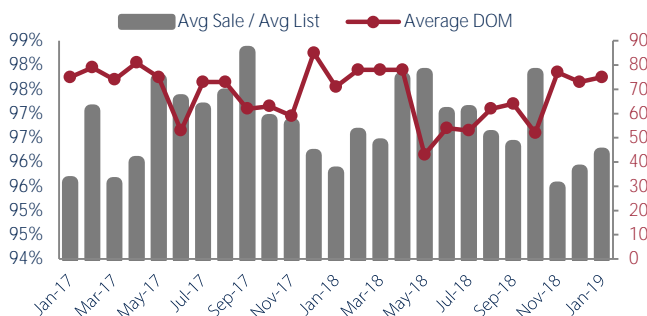
New Listings & Current Contracts

This month there were 194 homes newly listed for sale in City Center, Fairmount, and Callowhill compared to 174 in January 2018, an increase of 11%. There were 107 current contracts pending sale this January compared to 108 a year ago. The number of current contracts is 1% lower than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in City Center, Fairmount, and Callowhill was 96.2% 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 75, higher than the average last year, which was 71, an increase of 6%.



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