



# The Long & Foster Market Minute™

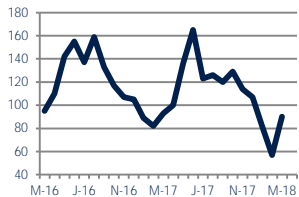
Focus On: Far Northeast Philadelphia Housing Market

March 2018

Zip Code(s): 19116, 19115, 19114 and 19154

## Units Sold

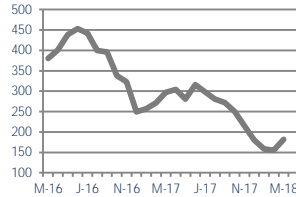
90



Down -3%  
Vs. Year Ago

## Active Inventory

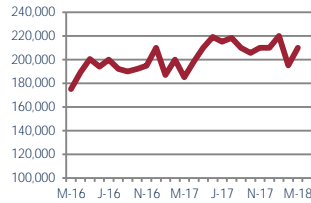
182



Down -39%  
Vs. Year Ago

## Median Sale Price

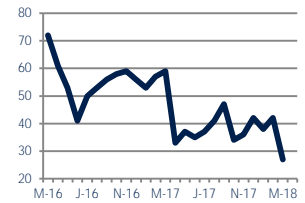
\$209,950



Up 13%  
Vs. Year Ago

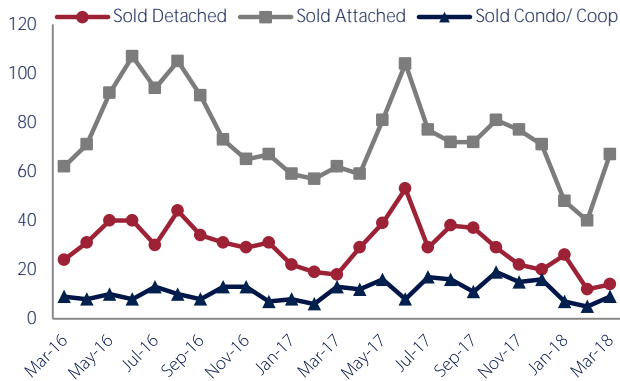
## Days On Market

27



Down -54%  
Vs. Year Ago

### Units Sold\*



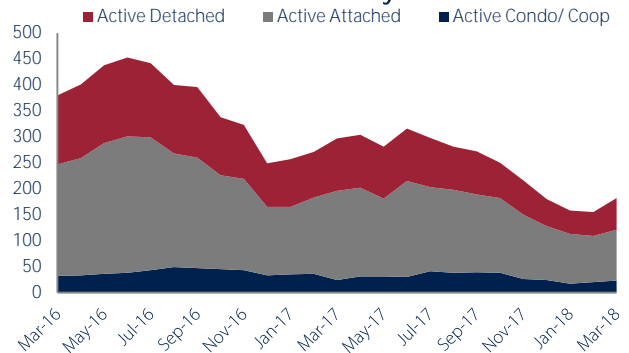
## Units Sold

There was an increase in total units sold in March, with 90 sold this month in Far Northeast Philadelphia. This month's total units sold was lower than at this time last year.

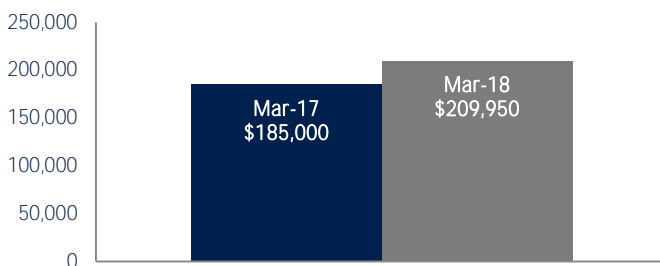
## Active Inventory

Versus last year, the total number of homes available this month is lower by 115 units or 39%. The total number of active inventory this March was 182 compared to 297 in March 2017. This month's total of 182 is higher than the previous month's total supply of available inventory of 155, an increase of 17%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last March, the median sale price for Far Northeast Philadelphia Homes was \$185,000. This March, the median sale price was \$209,950, an increase of 13% or \$24,950 compared to last year. The current median sold price is 8% higher 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.



Far Northeast Philadelphia are defined as properties listed in zip code/s 19116, 19115, 19114 and 19154.

\*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.





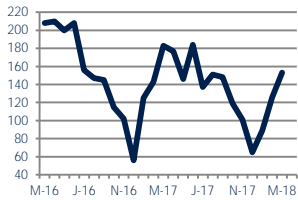
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March 2018

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### New Listings

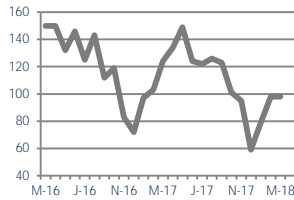
153



Down -16%  
Vs. Year Ago

### Current Contracts

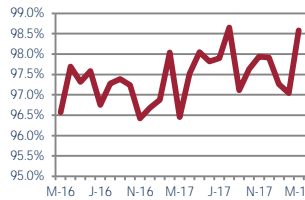
98



Down -21%  
Vs. Year Ago

### Sold Vs. List Price

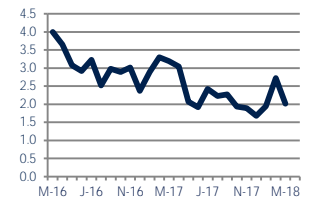
98.6%



Up 2.2%  
Vs. Year Ago

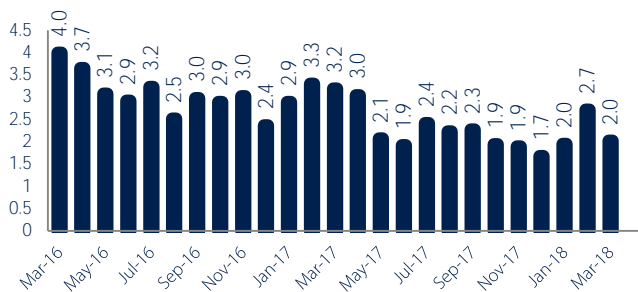
### Months of Supply

2.0



Down -37%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

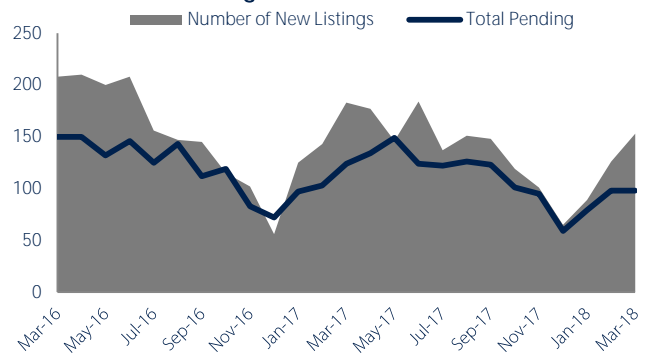
In March, there was 2.0 months of supply available in Far Northeast Philadelphia, compared to 3.2 in March 2017. That is a decrease of 37% versus a year ago.

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.

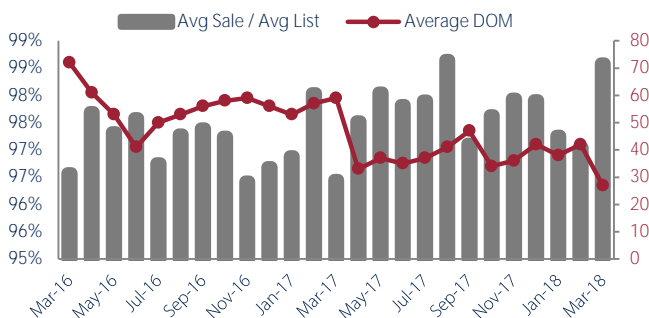
### New Listings & Current Contracts

This month there were 153 homes newly listed for sale in Far Northeast Philadelphia compared to 183 in March 2017, a decrease of 16%. There were 98 current contracts pending sale this March compared to 124 a year ago. The number of current contracts remained stable as compared to last March.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In March, the average sale price in Far Northeast Philadelphia was 98.6% of the average list price, which is 2.1% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 27, lower than the average last year, which was 59, a decrease of 54%.



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