

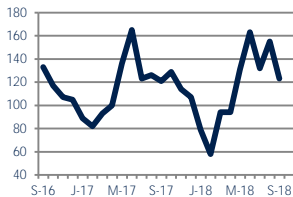
Focus On: Far Northeast Philadelphia Housing Market

September 2018

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

Units Sold

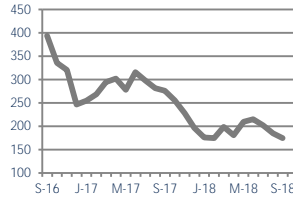
123



Up 2%
Vs. Year Ago

Active Inventory

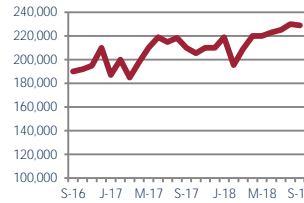
175



Down -37%
Vs. Year Ago

Median Sale Price

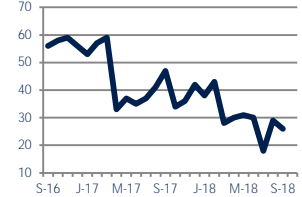
\$229,000



Up 9%
Vs. Year Ago

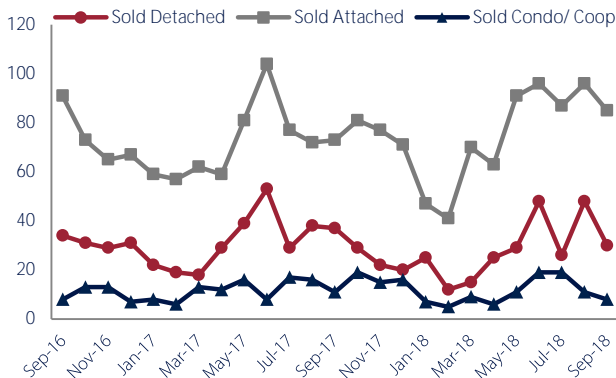
Days On Market

26



Down -45%
Vs. Year Ago

Units Sold*



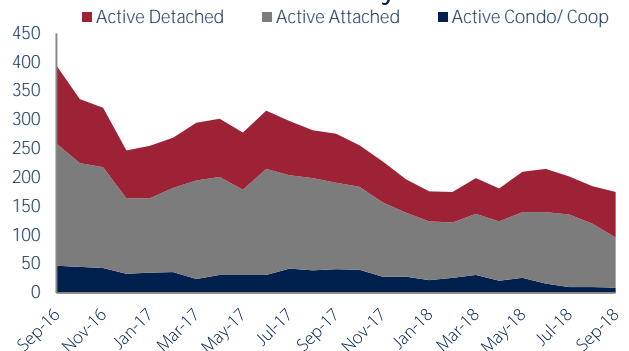
Units Sold

There was a decrease in total units sold in September, with 123 sold this month in Far Northeast Philadelphia versus 155 last month, a decrease of 21%. This month's total units sold was higher than at this time last year, an increase of 2% versus September 2017.

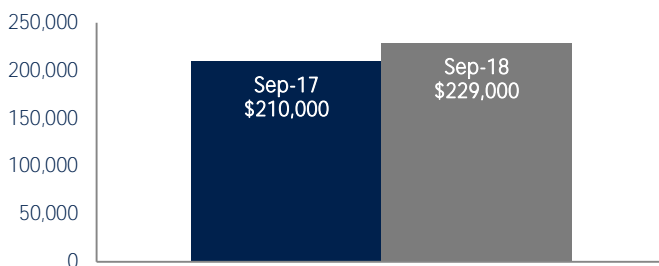
Active Inventory

Versus last year, the total number of homes available this month is lower by 101 units or 37%. The total number of active inventory this September was 175 compared to 276 in September 2017. This month's total of 175 is lower than the previous month's total supply of available inventory of 185, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Far Northeast Philadelphia Homes was \$210,000. This September, the median sale price was \$229,000, an increase of 9% or \$19,000 compared to last year. The current median sold price is approximately the same as the median price in August.

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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE



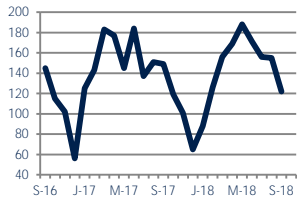
Focus On: Far Northeast Philadelphia Housing Market

September 2018

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

New Listings

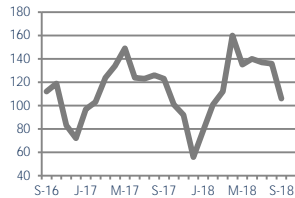
122



Down -18%
Vs. Year Ago

Current Contracts

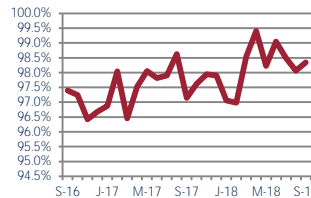
106



Down -14%
Vs. Year Ago

Sold Vs. List Price

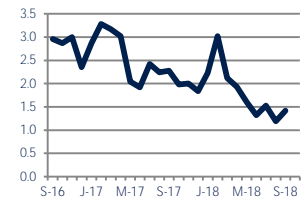
98.3%



Up 1.2%
Vs. Year Ago

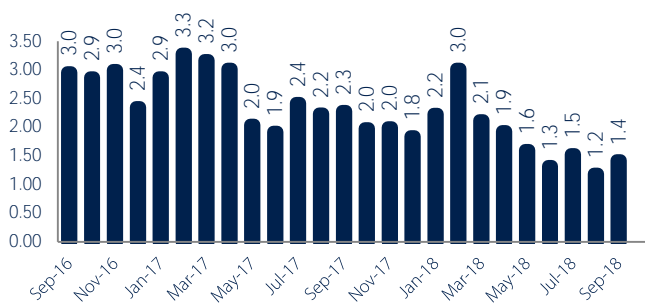
Months of Supply

1.4



Down -38%
Vs. Year Ago

Months Of Supply



Months of Supply

In September, there was 1.4 months of supply available in Far Northeast Philadelphia, compared to 2.3 in September 2017. That is a decrease of 38% versus a year ago.

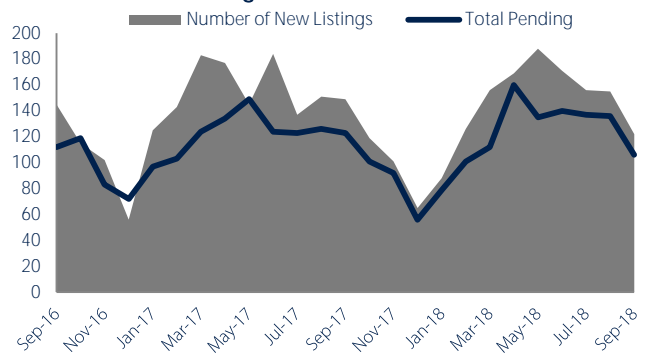
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

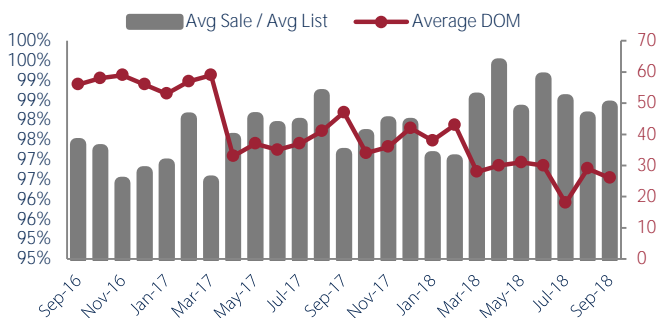
This month there were 122 homes newly listed for sale in Far Northeast Philadelphia compared to 149 in September 2017, a decrease of 18%.

There were 106 current contracts pending sale this September compared to 123 a year ago. The number of current contracts is 14% lower 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 Far Northeast Philadelphia was 98.3% of the average list price, which is 1.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 26, lower than the average last year, which was 47, a decrease of 45%.



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.

