

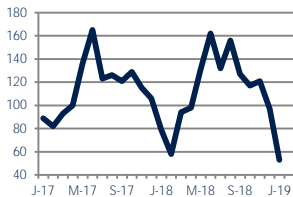
## Focus On: Far Northeast Philadelphia Housing Market

January 2019

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

### Units Sold

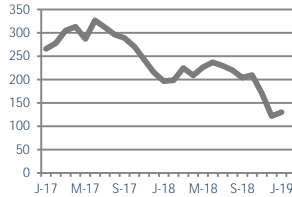
53



Down -33%  
Vs. Year Ago

### Active Inventory

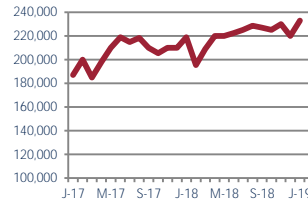
130



Down -34%  
Vs. Year Ago

### Median Sale Price

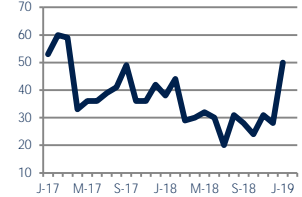
\$233,000



Up 6%  
Vs. Year Ago

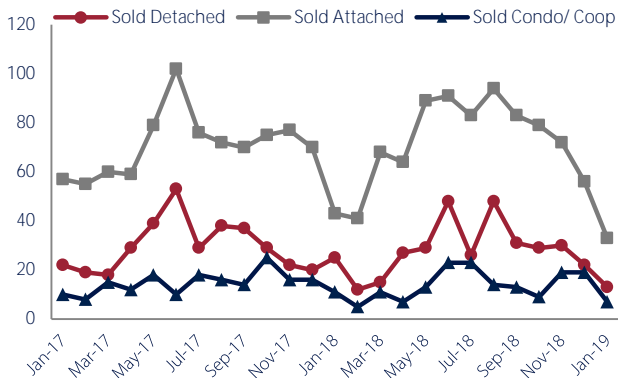
### Days On Market

50



Up 32%  
Vs. Year Ago

### Units Sold\*



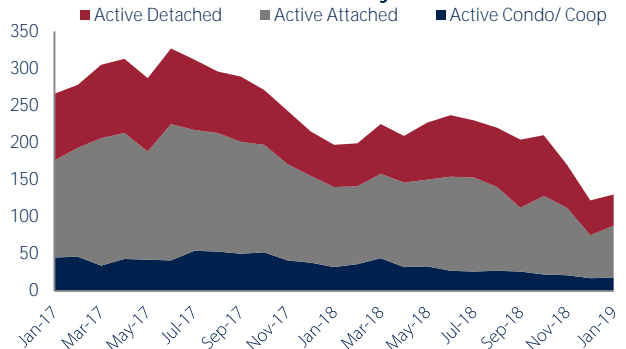
### Units Sold

There was a decrease in total units sold in January, with 53 sold this month in Far Northeast Philadelphia. This month's total units sold was lower than at this time last year.

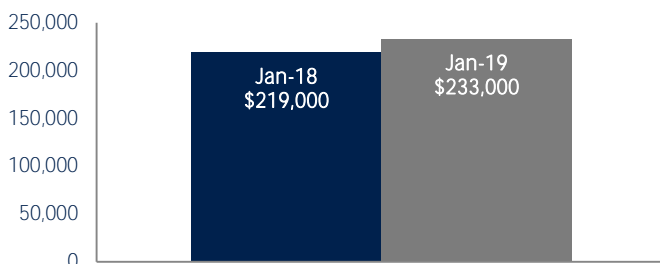
### Active Inventory

Versus last year, the total number of homes available this month is lower by 67 units or 34%. The total number of active inventory this January was 130 compared to 197 in January 2018. This month's total of 130 is higher than the previous month's total supply of available inventory of 122, an increase of 7%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last January, the median sale price for Far Northeast Philadelphia Homes was \$219,000. This January, the median sale price was \$233,000, an increase of 6% or \$14,000 compared to last year. The current median sold price is 6% higher than in December.

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 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.



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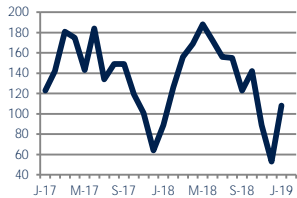
## Focus On: Far Northeast Philadelphia Housing Market

January 2019

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

### New Listings

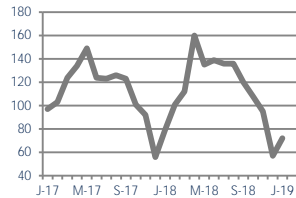
108



Up 21%  
Vs. Year Ago

### Current Contracts

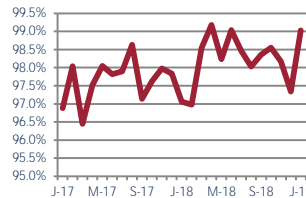
72



Down -9%  
Vs. Year Ago

### Sold Vs. List Price

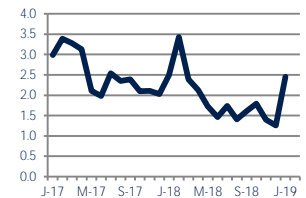
99.0%



Up 2%  
Vs. Year Ago

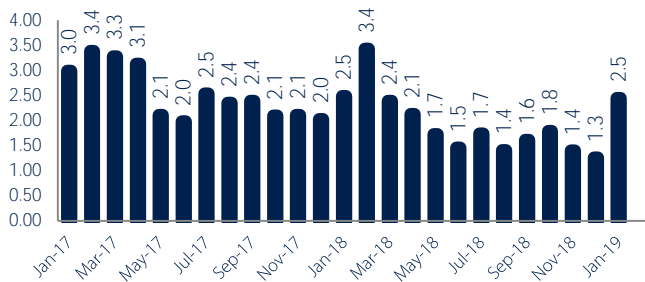
### Months of Supply

2.5



No Change  
Vs. Year Ago

### Months Of Supply



### Months of Supply

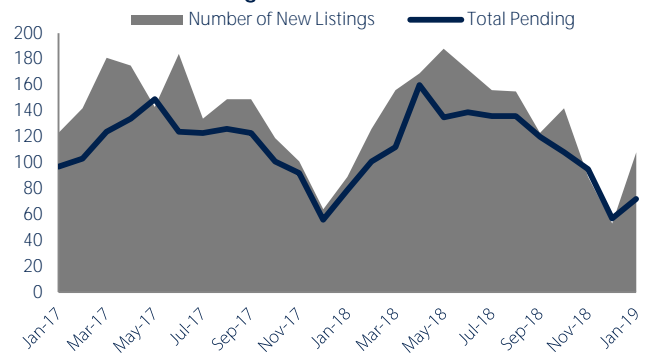
In January, there was 2.5 months of supply available in Far Northeast Philadelphia. The amount of supply is similar compared to a year ago.

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.

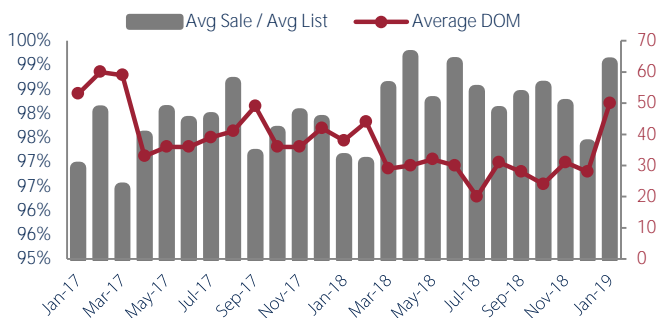
### New Listings & Current Contracts

This month there were 108 homes newly listed for sale in Far Northeast Philadelphia compared to 89 in January 2018, an increase of 21%. There were 72 current contracts pending sale this January compared to 79 a year ago. The number of current contracts is 9% 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 Far Northeast Philadelphia was 99.0% of the average list price, which is 2.0% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 50, higher than the average last year, which was 38, an increase of 32%.



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