



The Long & Foster Market Minute™

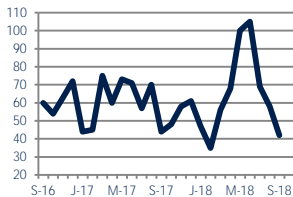
Focus On: Fishtown Housing Market

September 2018

Zip Code(s): 19125

Units Sold

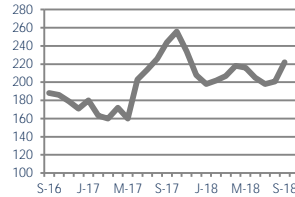
42



Down -5%
Vs. Year Ago

Active Inventory

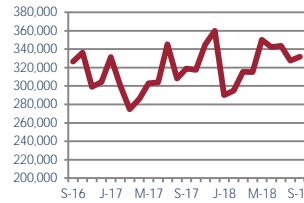
222



Down -9%
Vs. Year Ago

Median Sale Price

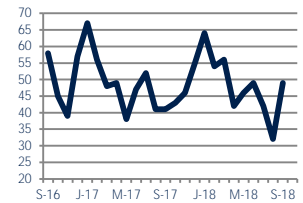
\$331,850



Up 4%
Vs. Year Ago

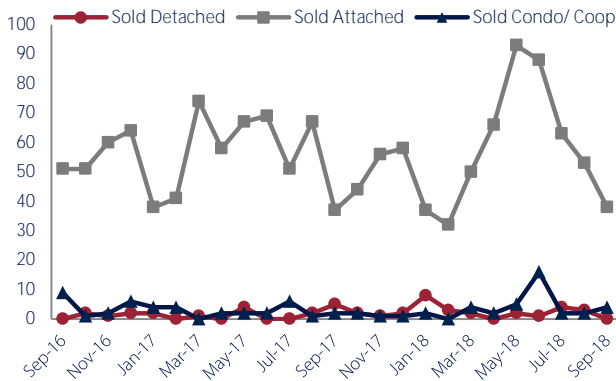
Days On Market

49



Up 20%
Vs. Year Ago

Units Sold*



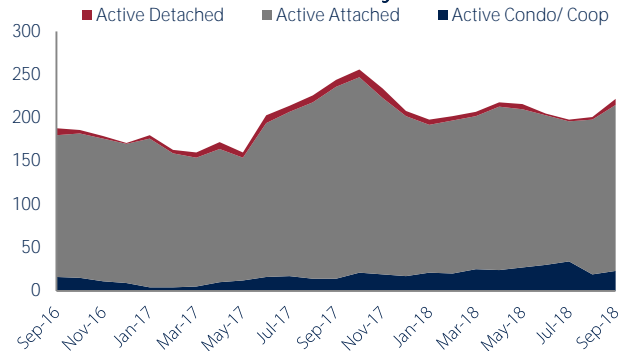
Units Sold

There was a decrease in total units sold in September, with 42 sold this month in Fishtown versus 58 last month, a decrease of 28%. This month's total units sold was lower than at this time last year, a decrease of 5% versus September 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 22 units or 9%. The total number of active inventory this September was 222 compared to 244 in September 2017. This month's total of 222 is higher than the previous month's total supply of available inventory of 201, an increase of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Fishtown Homes was \$319,000. This September, the median sale price was \$331,850, an increase of 4% or \$12,850 compared to last year. The current median sold price is 1% higher than in August.

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

Fishtown are defined as properties listed in zip code/s 19125.

*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





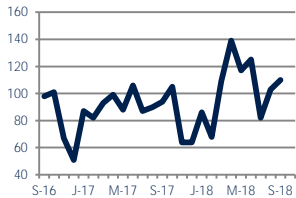
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September 2018

Zip Code(s): 19125

New Listings

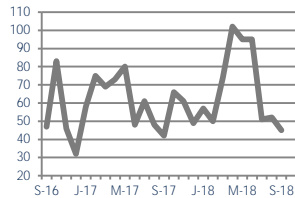
110



Up 17%
Vs. Year Ago

Current Contracts

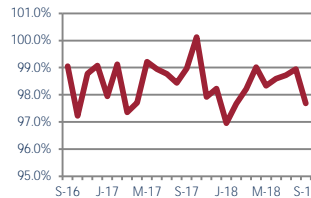
45



Up 7%
Vs. Year Ago

Sold Vs. List Price

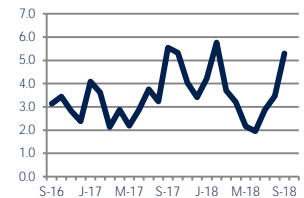
97.7%



Down -1.3%
Vs. Year Ago

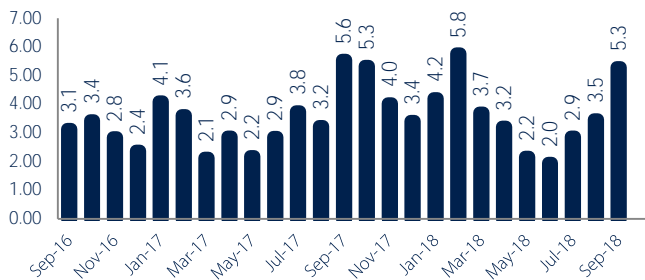
Months of Supply

5.3



Down -5%
Vs. Year Ago

Months Of Supply



Months of Supply

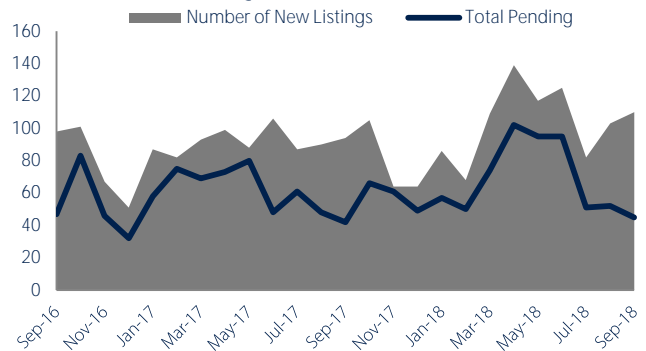
In September, there was 5.3 months of supply available in Fishtown, compared to 5.5 in September 2017. That is a decrease of 5% versus a year ago.

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.

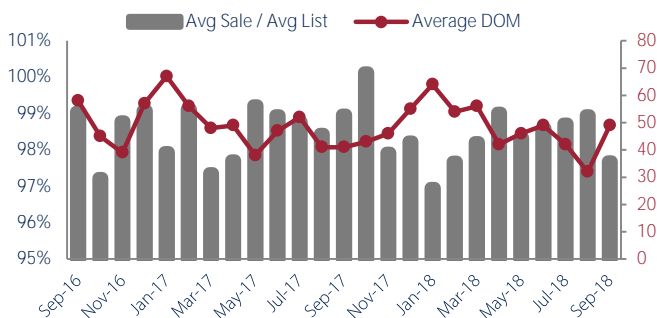
New Listings & Current Contracts

This month there were 110 homes newly listed for sale in Fishtown compared to 94 in September 2017, an increase of 17%. There were 45 current contracts pending sale this September compared to 42 a year ago. The number of current contracts is 7% higher 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 Fishtown was 97.7% of the average list price, which is 1.3% lower than at this time last year.

Days On Market

This month, the average number of days on market was 49, higher than the average last year, which was 41, an increase of 20%.



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