



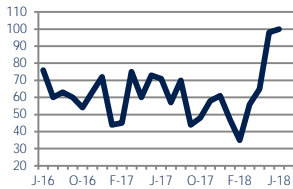
The Long & Foster Market Minute™

Focus On: Fishtown Housing Market

June 2018

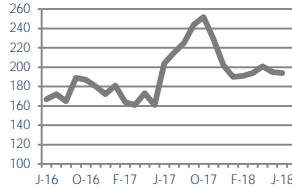
Zip Code(s): 19125

Units Sold
100



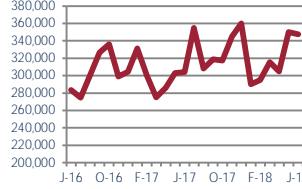
Up
Vs. Year Ago

Active Inventory
194



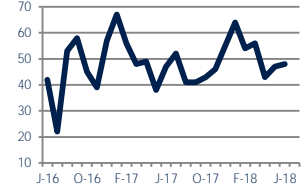
Down -5%
Vs. Year Ago

Median Sale Price
\$347,450



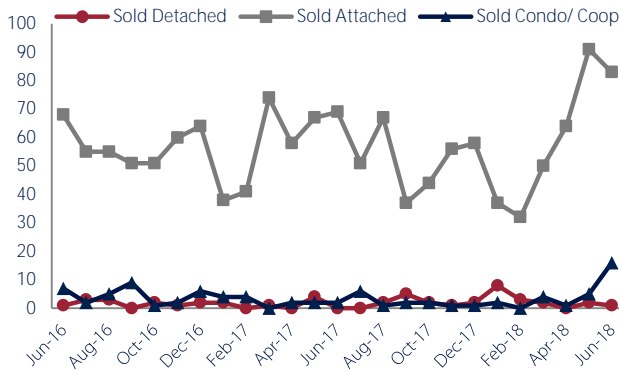
Up 14%
Vs. Year Ago

Days On Market
48



Up 2%
Vs. Year Ago

Units Sold*



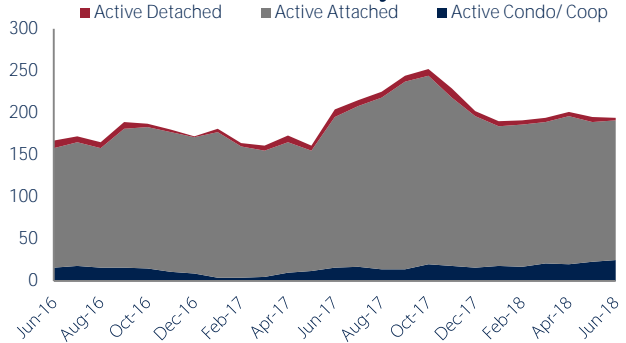
Units Sold

There was an increase in total units sold in June, with 100 sold this month in Fishtown. This month's total units sold was higher than at this time last year.

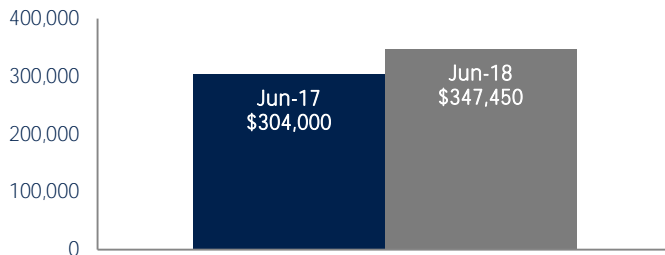
Active Inventory

Versus last year, the total number of homes available this month is lower by 10 units or 5%. The total number of active inventory this June was 194 compared to 204 in June 2017. This month's total of 194 is lower than the previous month's total supply of available inventory of 195, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Fishtown Homes was \$304,000. This June, the median sale price was \$347,450, an increase of 14% or \$43,450 compared to last year. The current median sold price is 1% lower than in May.

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



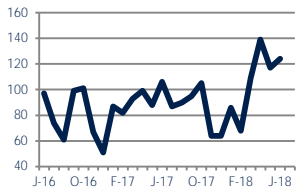


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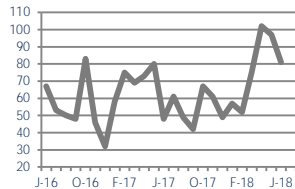
Zip Code(s): 19125

New Listings
124



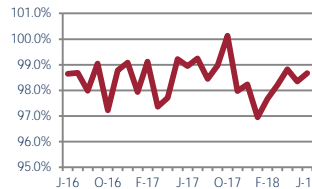
Up 17%
Vs. Year Ago

Current Contracts
81



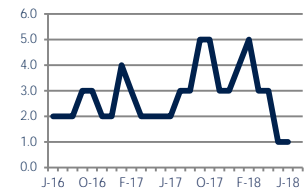
Up 69%
Vs. Year Ago

Sold Vs. List Price
98.7%



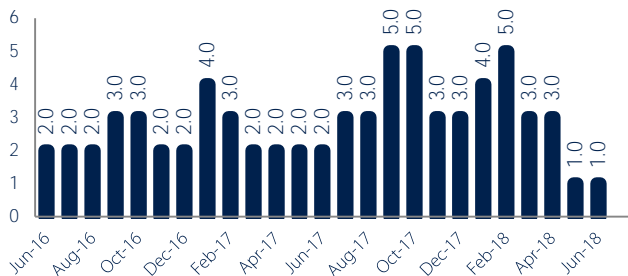
No Change
Vs. Year Ago

Months of Supply
1.0



Down -50%
Vs. Year Ago

Months Of Supply



Months of Supply

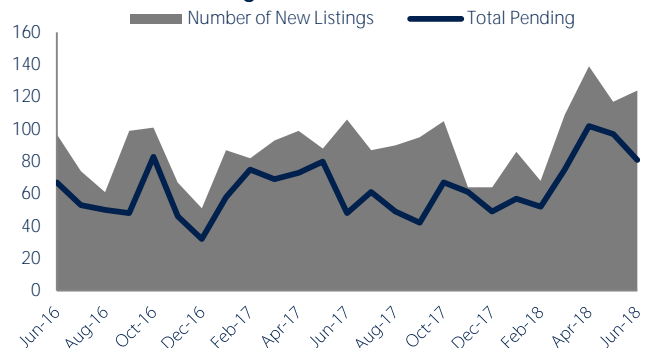
In June, there was 1.9 months of supply available in Fishtown, compared to 2.9 in June 2017. That is a decrease of 32% versus a year ago.

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.

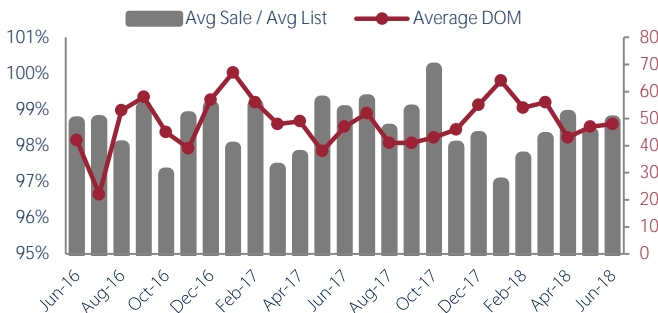
New Listings & Current Contracts

This month there were 124 homes newly listed for sale in Fishtown compared to 106 in June 2017, an increase of 17%. There were 81 current contracts pending sale this June compared to 48 a year ago. The number of current contracts is 69% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Fishtown was 98.7% 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 48, higher than the average last year, which was 47, an increase of 2%.



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