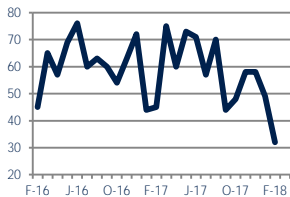




Zip Code(s): 19125

Units Sold

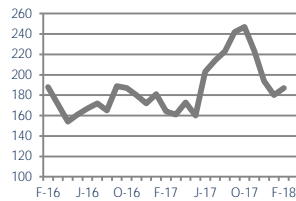
32



Down -29%  
Vs. Year Ago

Active Inventory

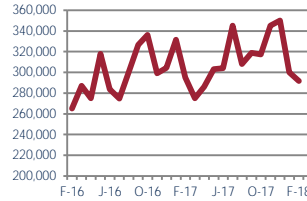
187



Up 14%  
Vs. Year Ago

Median Sale Price

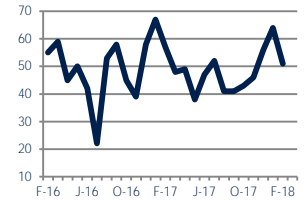
\$291,700



Down -1%  
Vs. Year Ago

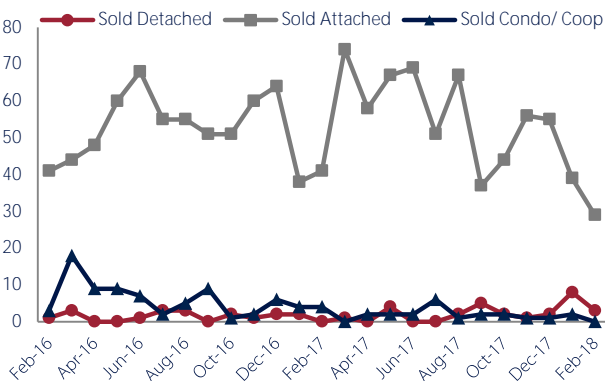
Days On Market

51



Down -11%  
Vs. Year Ago

Units Sold\*



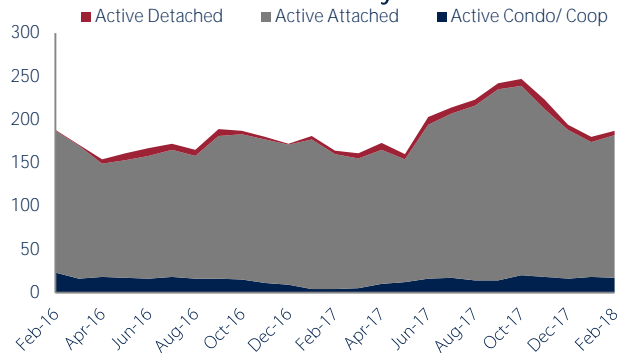
Units Sold

There was a decrease in total units sold in February, with 32 sold this month in Fishtown versus 49 last month, a decrease of 35%. This month's total units sold was lower than at this time last year, a decrease of 29% versus February 2017.

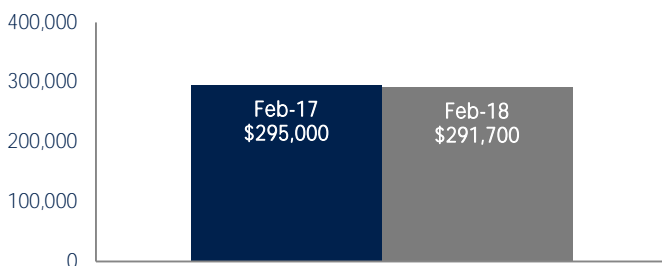
Active Inventory

Versus last year, the total number of homes available this month is higher by 23 units or 14%. The total number of active inventory this February was 187 compared to 164 in February 2017. This month's total of 187 is higher than the previous month's total supply of available inventory of 180, an increase of 4%.

Active Inventory\*



Median Sale Price



Median Sale Price

Last February, the median sale price for Fishtown Homes was \$295,000. This February, the median sale price was \$291,700, a decrease of 1% or \$3,300 compared to last year. The current median sold price is 3% lower than in January.

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.

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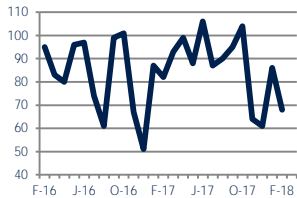
**Focus On: Fishtown Housing Market**

February 2018

Zip Code(s): 19125

**New Listings**

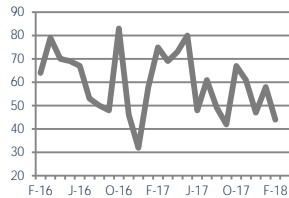
68



**Down -17%**  
Vs. Year Ago

**Current Contracts**

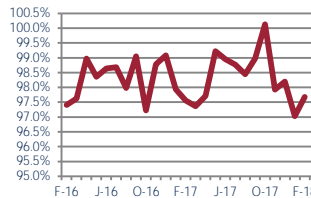
44



**Down -41%**  
Vs. Year Ago

**Sold Vs. List Price**

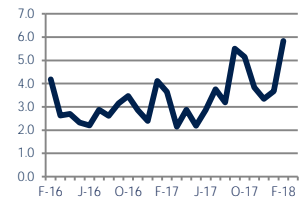
97.7%



**No Change**  
Vs. Year Ago

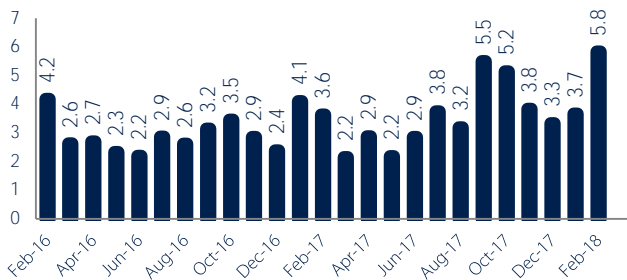
**Months of Supply**

5.8



**Up 60%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

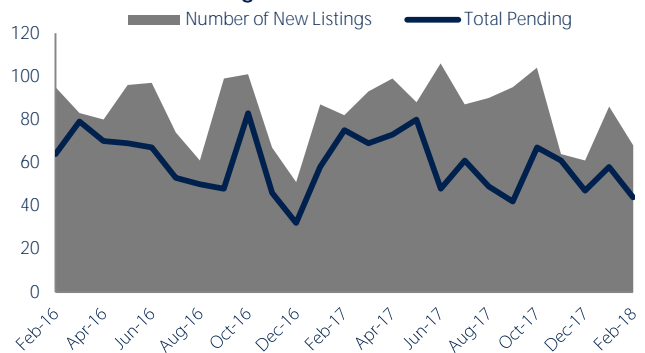
In February, there was 5.8 months of supply available in Fishtown, compared to 3.6 in February 2017. That is an increase of 60% versus a year ago.

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.

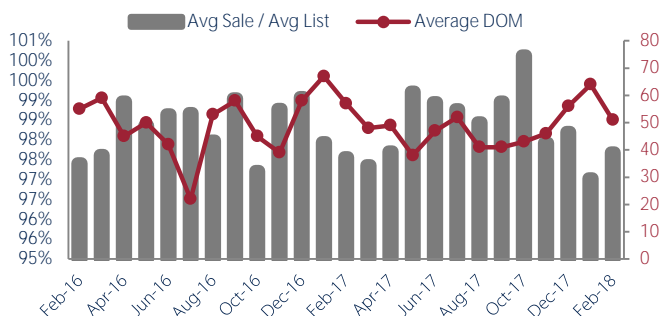
**New Listings & Current Contracts**

This month there were 68 homes newly listed for sale in Fishtown compared to 82 in February 2017, a decrease of 17%. There were 44 current contracts pending sale this February compared to 75 a year ago. The number of current contracts is 41% lower than last February.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In February, the average sale price in Fishtown was 97.7% 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 51, lower than the average last year, which was 57, a decrease of 11%.



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