



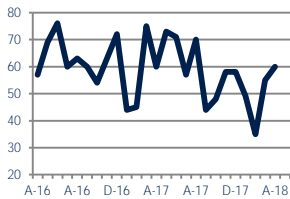
## Focus On: Fishtown Housing Market

April 2018

Zip Code(s): 19125

### Units Sold

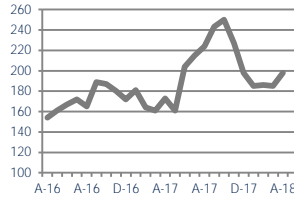
60



No Change  
Vs. Year Ago

### Active Inventory

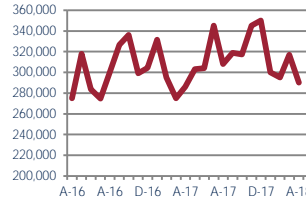
198



Up 14%  
Vs. Year Ago

### Median Sale Price

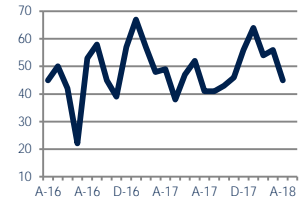
\$290,000



Up 1%  
Vs. Year Ago

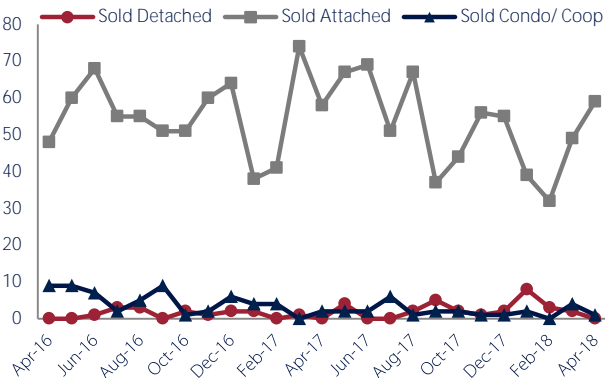
### Days On Market

45



Down -8%  
Vs. Year Ago

### Units Sold\*



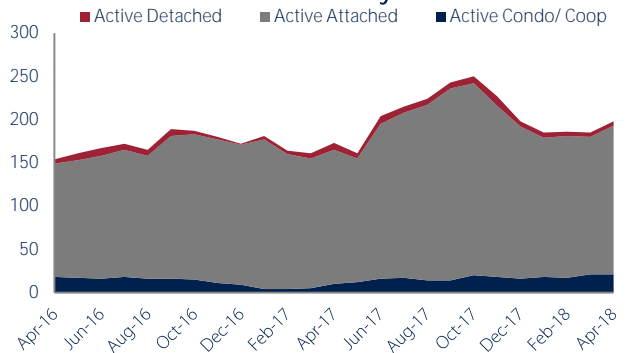
### Units Sold

There was an increase in total units sold in April, with 60 sold this month in Fishtown, an increase of 9%. This month's total units sold is similar compared to a year ago.

### Active Inventory

Versus last year, the total number of homes available this month is higher by 25 units or 14%. The total number of active inventory this April was 198 compared to 173 in April 2017. This month's total of 198 is higher than the previous month's total supply of available inventory of 185, an increase of 7%.

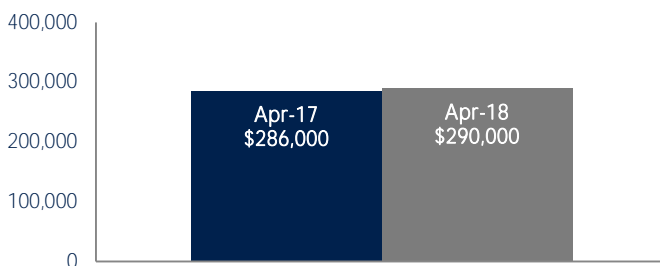
### Active Inventory\*



### Median Sale Price

Last April, the median sale price for Fishtown Homes was \$286,000. This April, the median sale price was \$290,000, an increase of 1% or \$4,000 compared to last year. The current median sold price is 9% lower than in March.

### Median Sale Price



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.



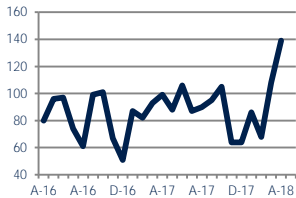
**Focus On:** Fishtown Housing Market

April 2018

Zip Code(s): 19125

**New Listings**

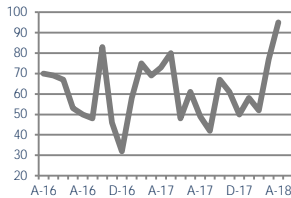
139



**Up 40%**  
Vs. Year Ago

**Current Contracts**

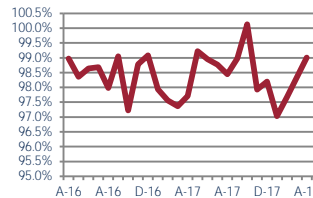
95



**Up 30%**  
Vs. Year Ago

**Sold Vs. List Price**

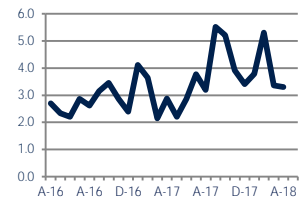
99.0%



**Up 1.3%**  
Vs. Year Ago

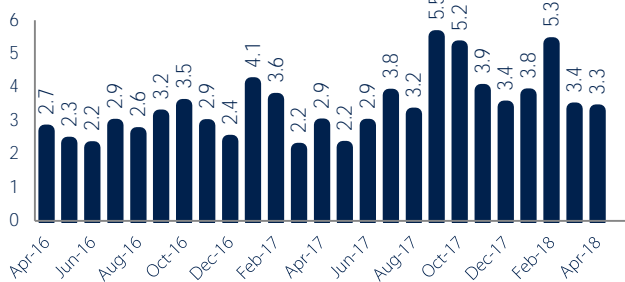
**Months of Supply**

3.3



**Up 15%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

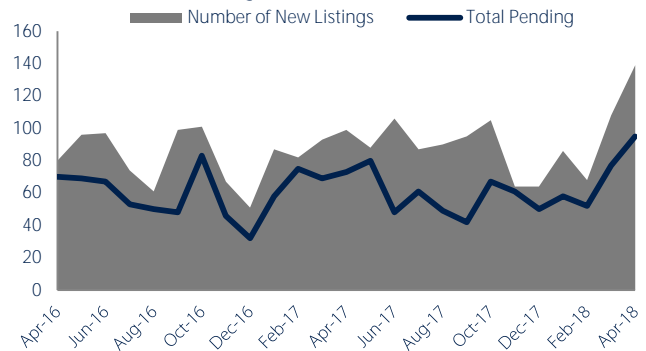
In April, there was 3.3 months of supply available in Fishtown, compared to 2.9 in April 2017. That is an increase of 14% versus a year ago.

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.

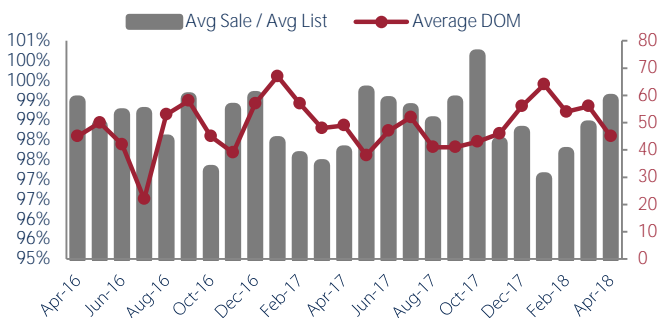
**New Listings & Current Contracts**

This month there were 139 homes newly listed for sale in Fishtown compared to 99 in April 2017, an increase of 40%. There were 95 current contracts pending sale this April compared to 73 a year ago. The number of current contracts is 30% higher than last April.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In April, the average sale price in Fishtown was 99.0% of the average list price, which is 1.3% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 45, lower than the average last year, which was 49, a decrease of 8%.



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