

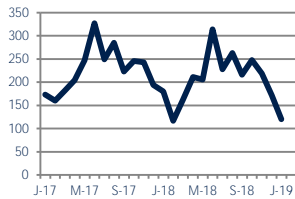
Focus On: Near Northeast Philadelphia Housing Market

January 2019

Zip Code(s): 19111, 19136, 19149, 19135 and 19152

Units Sold

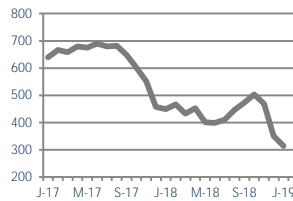
120



Down -33%
Vs. Year Ago

Active Inventory

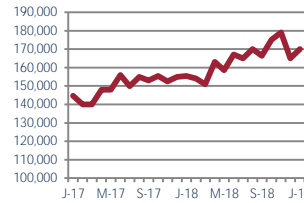
314



Down -30%
Vs. Year Ago

Median Sale Price

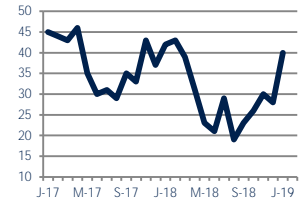
\$170,000



Up 9%
Vs. Year Ago

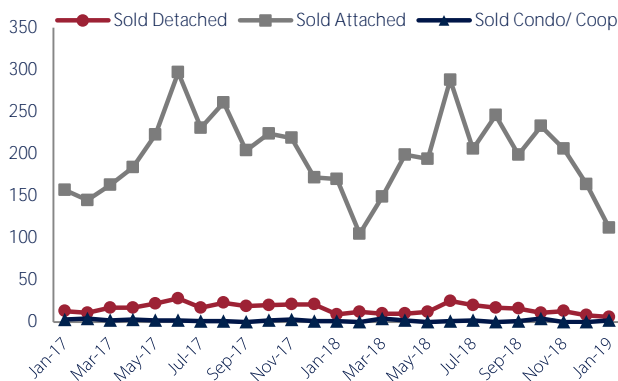
Days On Market

40



Down -5%
Vs. Year Ago

Units Sold*



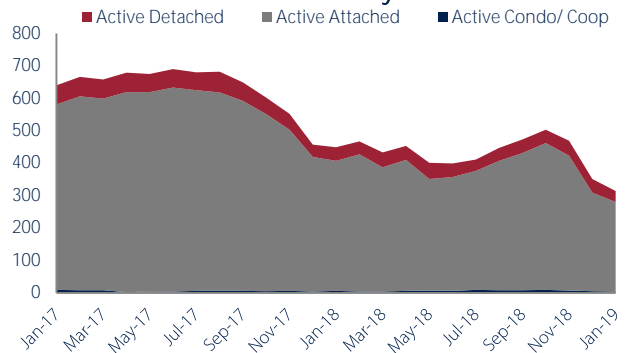
Units Sold

There was a decrease in total units sold in January, with 120 sold this month in Near Northeast Philadelphia versus 172 last month, a decrease of 30%. This month's total units sold was lower than at this time last year, a decrease of 33% versus January 2018.

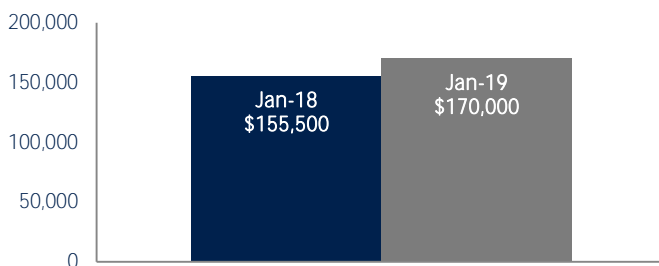
Active Inventory

Versus last year, the total number of homes available this month is lower by 135 units or 30%. The total number of active inventory this January was 314 compared to 449 in January 2018. This month's total of 314 is lower than the previous month's total supply of available inventory of 351, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Near Northeast Philadelphia Homes was \$155,500. This January, the median sale price was \$170,000, an increase of 9% or \$14,500 compared to last year. The current median sold price is 3% 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.



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*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.



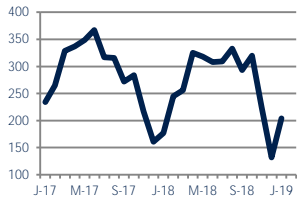
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New Listings

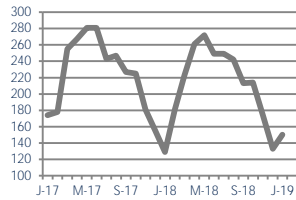
204



Up 15%
Vs. Year Ago

Current Contracts

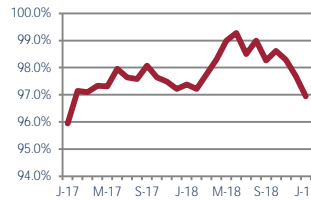
150



Up 16%
Vs. Year Ago

Sold Vs. List Price

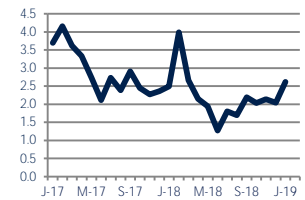
97.0%



No Change
Vs. Year Ago

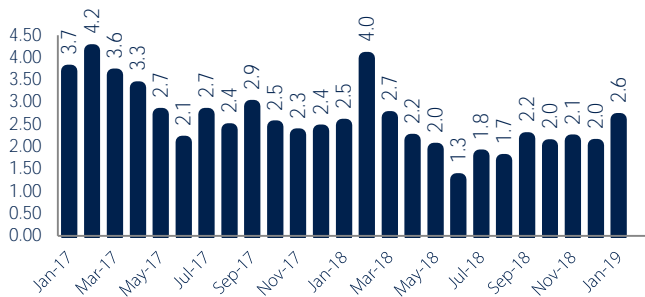
Months of Supply

2.6



Up 5%
Vs. Year Ago

Months Of Supply



Months of Supply

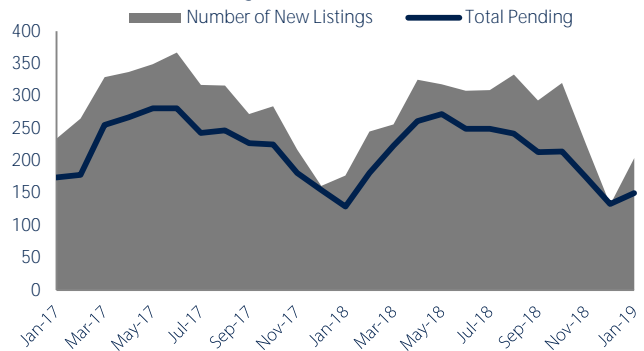
In January, there was 2.6 months of supply available in Near Northeast Philadelphia, compared to 2.5 in January 2018. That is an increase of 5% versus a year ago.

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.

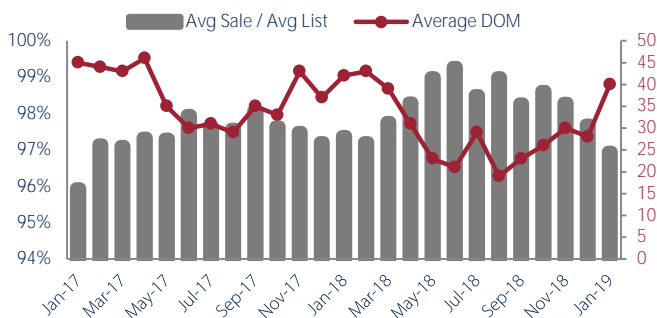
New Listings & Current Contracts

This month there were 204 homes newly listed for sale in Near Northeast Philadelphia compared to 177 in January 2018, an increase of 15%. There were 150 current contracts pending sale this January compared to 129 a year ago. The number of current contracts is 16% higher 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 Near Northeast Philadelphia was 97.0% 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 40, lower than the average last year, which was 42, a decrease of 5%.



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