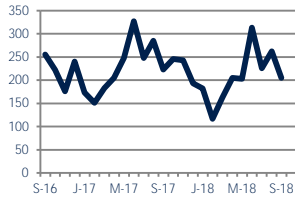


Focus On: Near Northeast Philadelphia Housing Market

September 2018

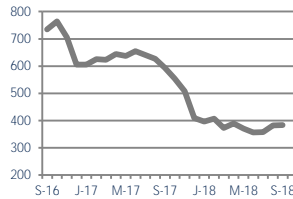
Zip Code(s): 19111, 19136, 19149, 19135 and 19152

Units Sold
205



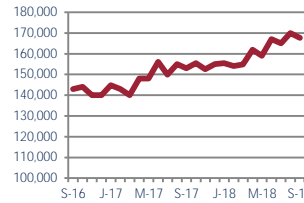
Down -8%
Vs. Year Ago

Active Inventory
383



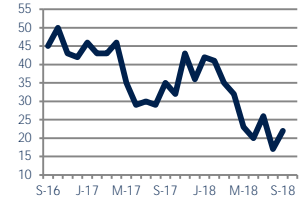
Down -36%
Vs. Year Ago

Median Sale Price
\$167,700



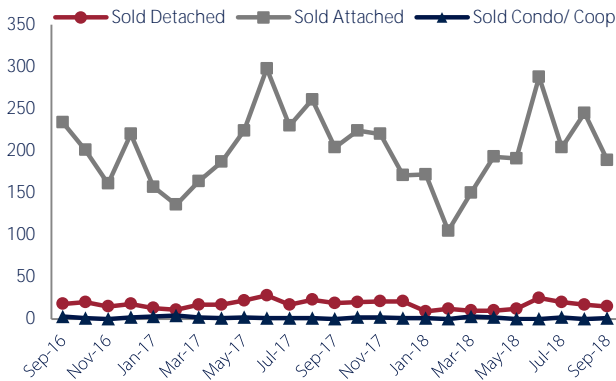
Up 10%
Vs. Year Ago

Days On Market
22



Down -37%
Vs. Year Ago

Units Sold*



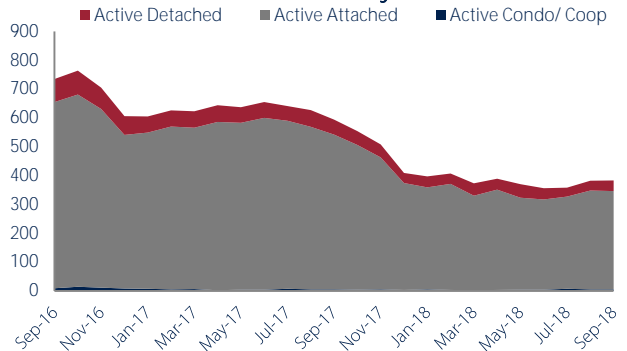
Units Sold

There was a decrease in total units sold in September, with 205 sold this month in Near Northeast Philadelphia versus 262 last month, a decrease of 22%. This month's total units sold was lower than at this time last year, a decrease of 8% versus September 2017.

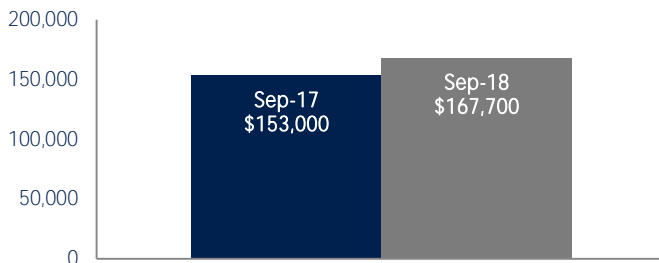
Active Inventory

Versus last year, the total number of homes available this month is lower by 211 units or 36%. The total number of active inventory this September was 383 compared to 594 in September 2017. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Near Northeast Philadelphia Homes was \$153,000. This September, the median sale price was \$167,700, an increase of 10% or \$14,700 compared to last year. The current median sold price is 1% lower 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.



Near Northeast Philadelphia are defined as properties listed in zip code/s 19111, 19136, 19149, 19135 and 19152.

*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 TRiND 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 TRiND or Long & Foster Real Estate, Inc.



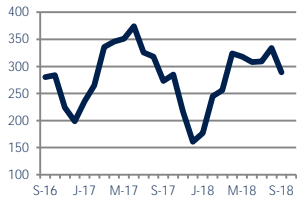
Focus On: Near Northeast Philadelphia Housing Market

September 2018

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

New Listings

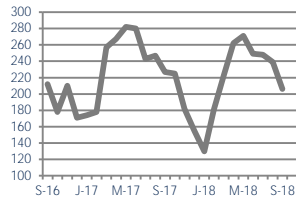
289



Up 6%
Vs. Year Ago

Current Contracts

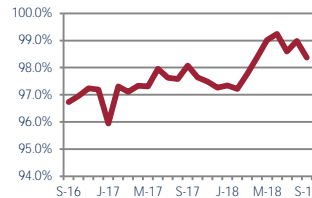
206



Down -9%
Vs. Year Ago

Sold Vs. List Price

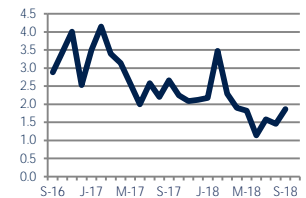
98.4%



No Change
Vs. Year Ago

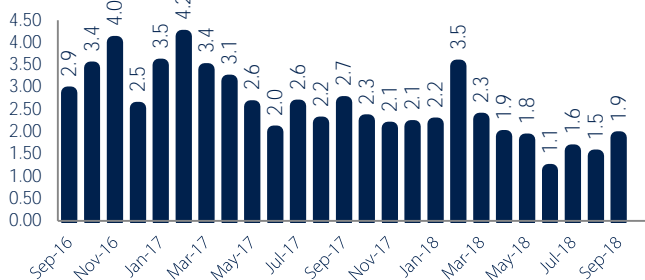
Months of Supply

1.9



Down -30%
Vs. Year Ago

Months Of Supply



Months of Supply

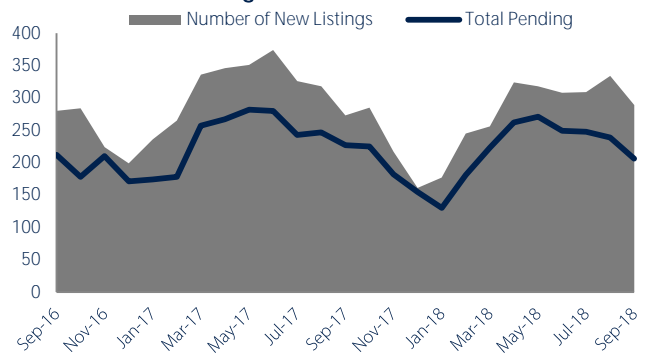
In September, there was 1.9 months of supply available in Near Northeast Philadelphia, compared to 2.7 in September 2017. That is a decrease of 30% versus a year ago.

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.

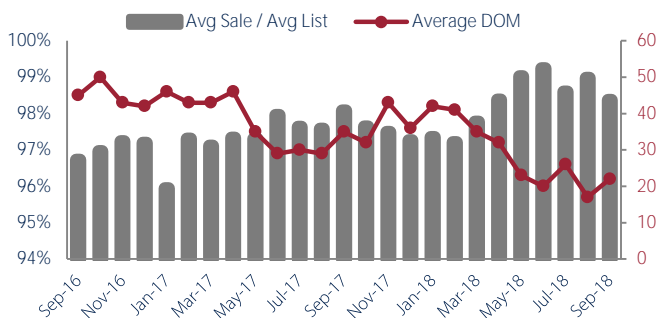
New Listings & Current Contracts

This month there were 289 homes newly listed for sale in Near Northeast Philadelphia compared to 273 in September 2017, an increase of 6%. There were 206 current contracts pending sale this September compared to 227 a year ago. The number of current contracts is 9% lower 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 Near Northeast Philadelphia was 98.4% 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 22, lower than the average last year, which was 35, a decrease of 37%.



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