



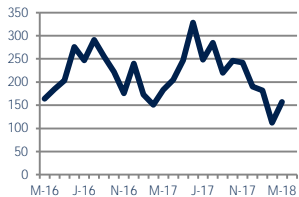
Focus On: Near Northeast Philadelphia Housing Market

March 2018

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

Units Sold

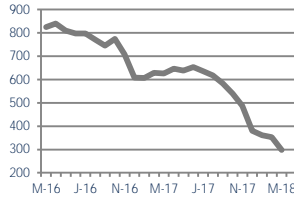
157



Down -14%
Vs. Year Ago

Active Inventory

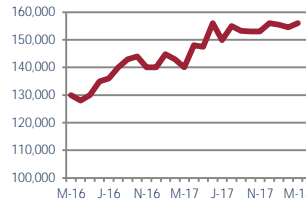
298



Down -52%
Vs. Year Ago

Median Sale Price

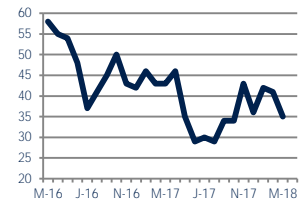
\$156,000



Up 11%
Vs. Year Ago

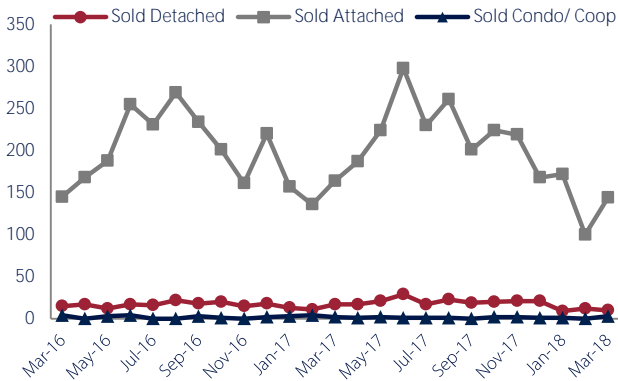
Days On Market

35



Down -19%
Vs. Year Ago

Units Sold*



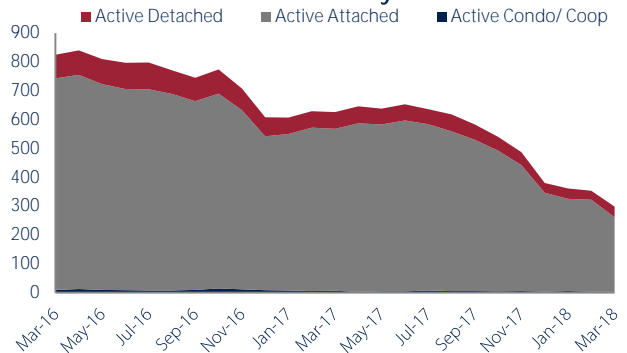
Units Sold

There was an increase in total units sold in March, with 157 sold this month in Near Northeast Philadelphia. This month's total units sold was lower than at this time last year.

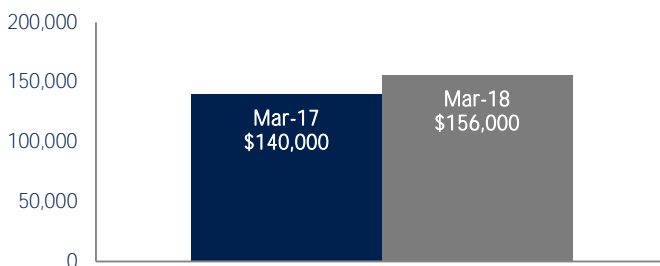
Active Inventory

Versus last year, the total number of homes available this month is lower by 328 units or 52%. The total number of active inventory this March was 298 compared to 626 in March 2017. This month's total of 298 is lower than the previous month's total supply of available inventory of 353, a decrease of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Near Northeast Philadelphia Homes was \$140,000. This March, the median sale price was \$156,000, an increase of 11% or \$16,000 compared to last year. The current median sold price is 1% higher than in February.

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 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



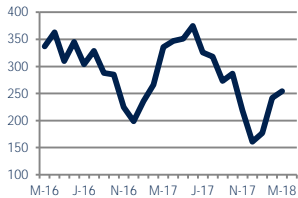
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March 2018

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

New Listings

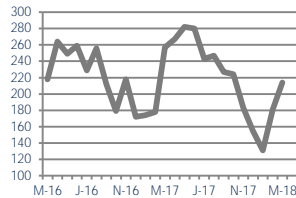
254



Down -24%
Vs. Year Ago

Current Contracts

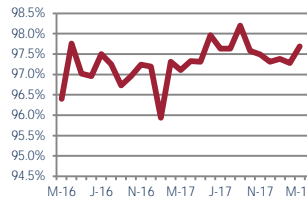
214



Down -17%
Vs. Year Ago

Sold Vs. List Price

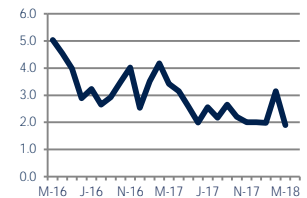
97.7%



Up 0.6%
Vs. Year Ago

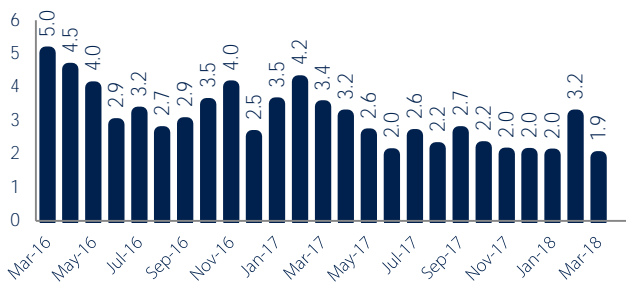
Months of Supply

1.9



Down -44%
Vs. Year Ago

Months Of Supply



Months of Supply

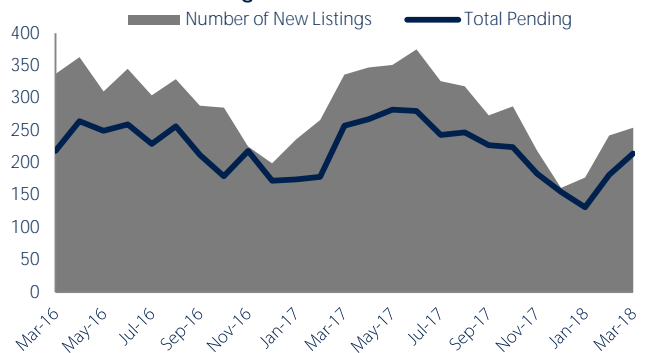
In March, there was 1.9 months of supply available in Near Northeast Philadelphia, compared to 3.4 in March 2017. That is a decrease of 45% versus a year ago.

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.

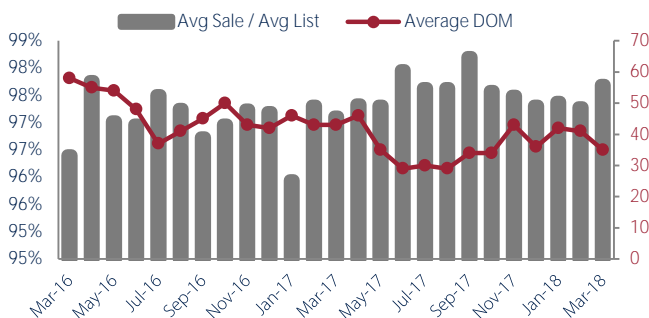
New Listings & Current Contracts

This month there were 254 homes newly listed for sale in Near Northeast Philadelphia compared to 336 in March 2017, a decrease of 24%. There were 214 current contracts pending sale this March compared to 257 a year ago. The number of current contracts is 17% lower than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Near Northeast Philadelphia was 97.7% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 35, lower than the average last year, which was 43, a decrease of 19%.



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