



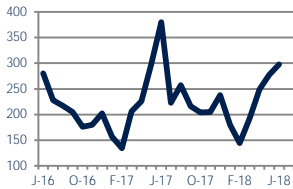
The Long & Foster Market Minute™

Focus On: North Philadelphia and City Center Housing Market

June 2018

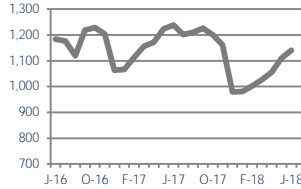
Zip Code(s): 19121, 19122, 19123, 19130, 19132, 19133, 19102, 19103, 19106 and 19107

Units Sold
298



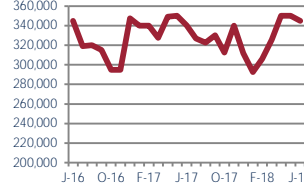
Down -22%
Vs. Year Ago

Active Inventory
1,141



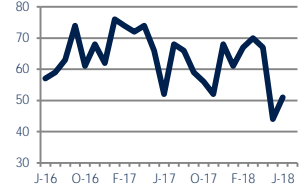
Down -8%
Vs. Year Ago

Median Sale Price
\$345,000



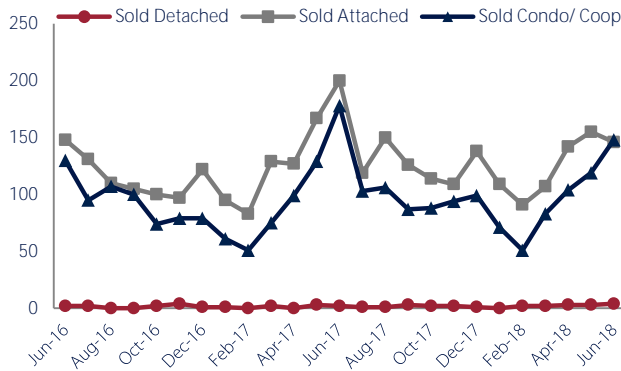
Up 1%
Vs. Year Ago

Days On Market
51



Down -2%
Vs. Year Ago

Units Sold*



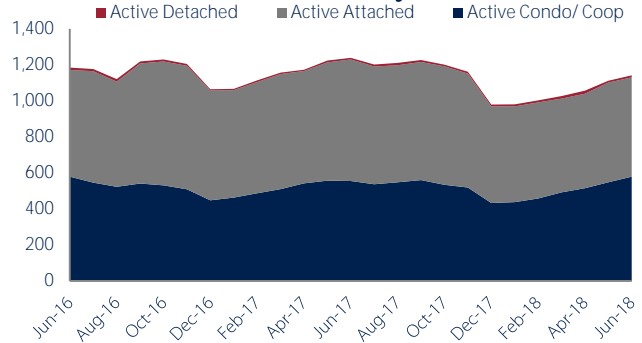
Units Sold

There was an increase in total units sold in June, with 298 sold this month in North Philadelphia and City Center versus 277 last month, an increase of 8%. This month's total units sold was lower than at this time last year, a decrease of 22% versus June 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 97 units or 8%. The total number of active inventory this June was 1,141 compared to 1,238 in June 2017. This month's total of 1,141 is higher than the previous month's total supply of available inventory of 1,111, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for North Philadelphia and City Center Homes was \$340,438. This June, the median sale price was \$345,000, an increase of 1% or \$4,562 compared to last year. The current median sold price is 1% lower than in May.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

North Philadelphia and City Center are defined as properties listed in zip code/s 19121, 19122, 19123, 19130, 19132, 19133, 19102, 19103, 19106 and 19107.

*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.



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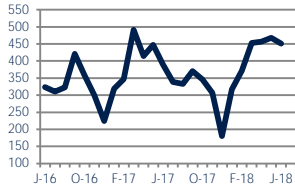
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June 2018

Zip Code(s): 19121, 19122, 19123, 19130, 19132, 19133, 19102, 19103, 19106 and 19107

New Listings

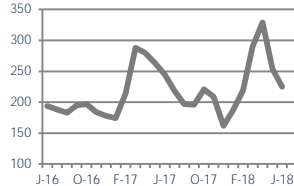
451



Up 16%
Vs. Year Ago

Current Contracts

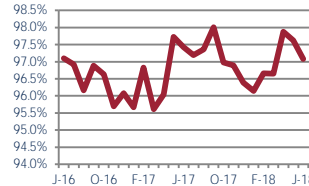
225



Down -8%
Vs. Year Ago

Sold Vs. List Price

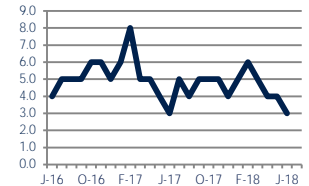
97.1%



No Change
Vs. Year Ago

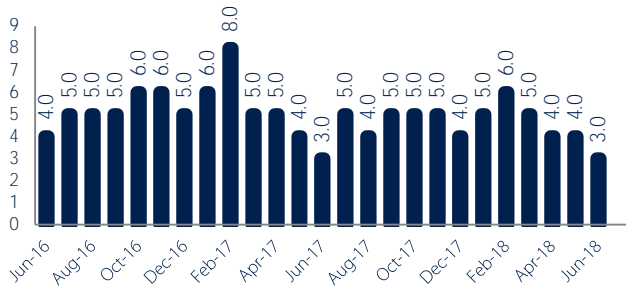
Months of Supply

3.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

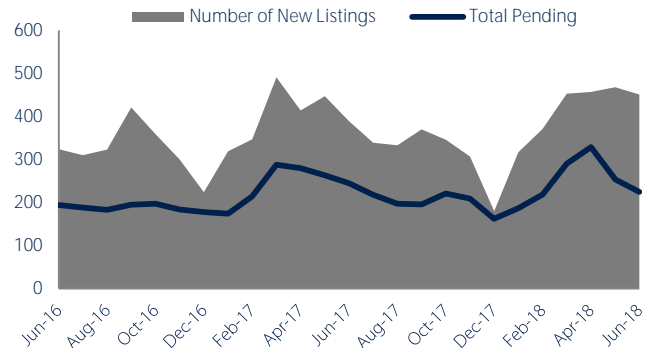
In June, there was 3.8 months of supply available in North Philadelphia and City Center, compared to 3.3 in June 2017. That is an increase of 18% versus a year ago.

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.

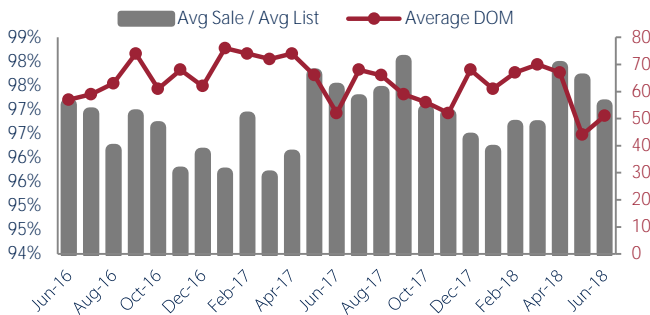
New Listings & Current Contracts

This month there were 451 homes newly listed for sale in North Philadelphia and City Center compared to 389 in June 2017, an increase of 16%. There were 225 current contracts pending sale this June compared to 245 a year ago. The number of current contracts is 8% lower than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in North Philadelphia and City Center was 97.1% 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 52, a decrease of 2%.



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