



The Long & Foster Market Minute™

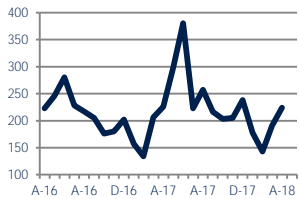
Focus On: North Philadelphia and City Center Housing Market

April 2018

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

Units Sold

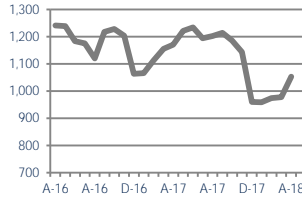
224



Down -1%
Vs. Year Ago

Active Inventory

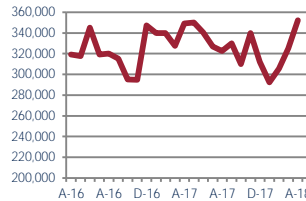
1,053



Down -10%
Vs. Year Ago

Median Sale Price

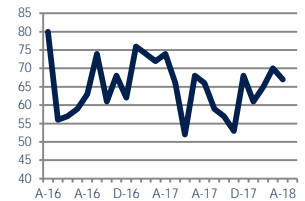
\$352,250



Up 1%
Vs. Year Ago

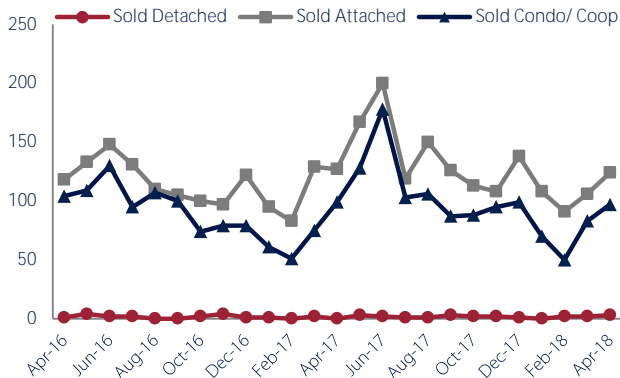
Days On Market

67



Down -9%
Vs. Year Ago

Units Sold*



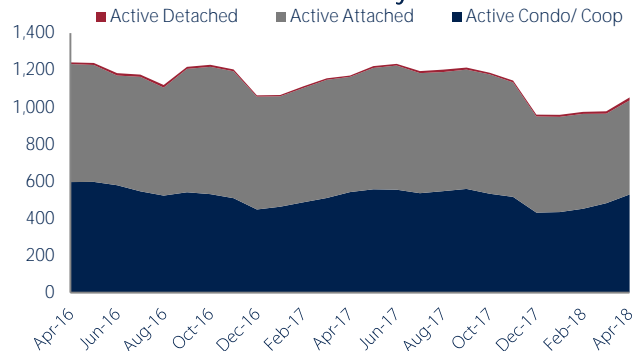
Units Sold

There was an increase in total units sold in April, with 224 sold this month in North Philadelphia and City Center versus 191 last month, an increase of 17%. This month's total units sold was lower than at this time last year, a decrease of 1% versus April 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 118 units or 10%. The total number of active inventory this April was 1,053 compared to 1,171 in April 2017. This month's total of 1,053 is higher than the previous month's total supply of available inventory of 978, an increase of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for North Philadelphia and City Center Homes was \$349,250. This April, the median sale price was \$352,250, an increase of 1% or \$3,000 compared to last year. The current median sold price is 8% higher than in March.

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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE



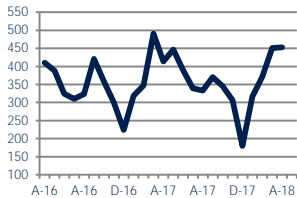
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New Listings

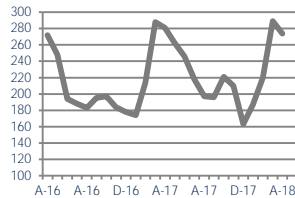
453



Up 9%
Vs. Year Ago

Current Contracts

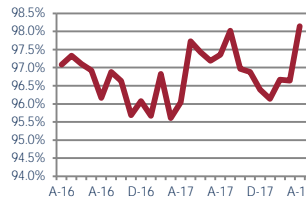
274



Down -2%
Vs. Year Ago

Sold Vs. List Price

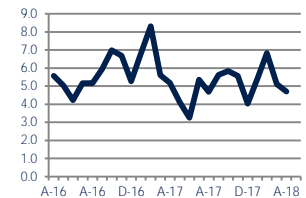
98.1%



Up 2.2%
Vs. Year Ago

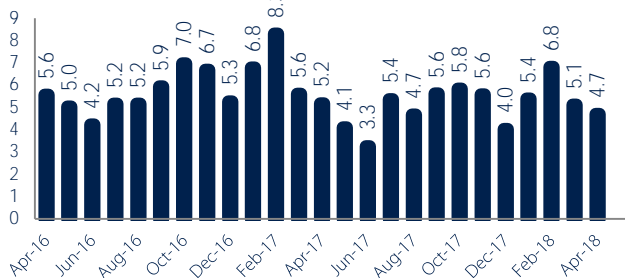
Months of Supply

4.7



Down -9%
Vs. Year Ago

Months Of Supply



Months of Supply

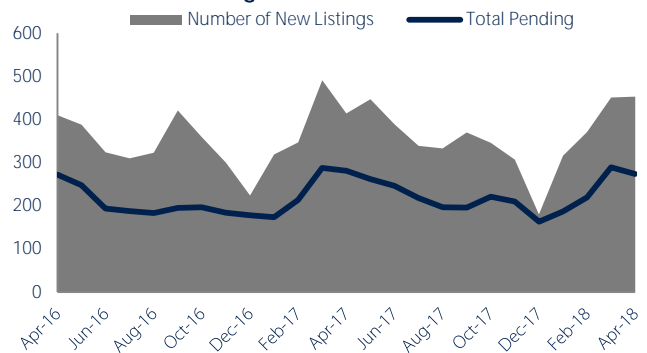
In April, there was 4.7 months of supply available in North Philadelphia and City Center, compared to 5.2 in April 2017. That is a decrease of 9% versus a year ago.

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.

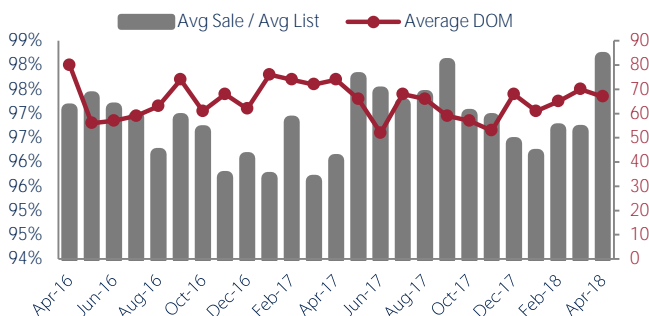
New Listings & Current Contracts

This month there were 453 homes newly listed for sale in North Philadelphia and City Center compared to 414 in April 2017, an increase of 9%. There were 274 current contracts pending sale this April compared to 281 a year ago. The number of current contracts is 2% lower 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 North Philadelphia and City Center was 98.1% of the average list price, which is 2.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 67, lower than the average last year, which was 74, a decrease of 9%.



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