



# The Long & Foster Market Minute™

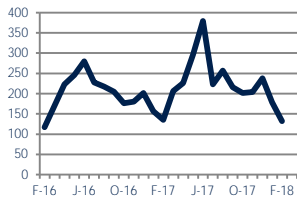
**Focus On:** North Philadelphia and City Center Housing Market

February 2018

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

## Units Sold

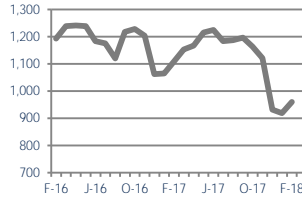
132



Down -2%  
Vs. Year Ago

## Active Inventory

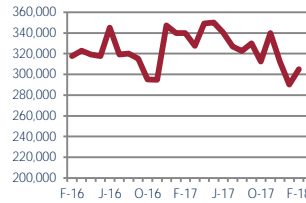
961



Down -13%  
Vs. Year Ago

## Median Sale Price

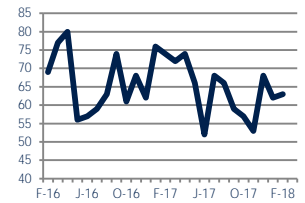
\$305,000



Down -10%  
Vs. Year Ago

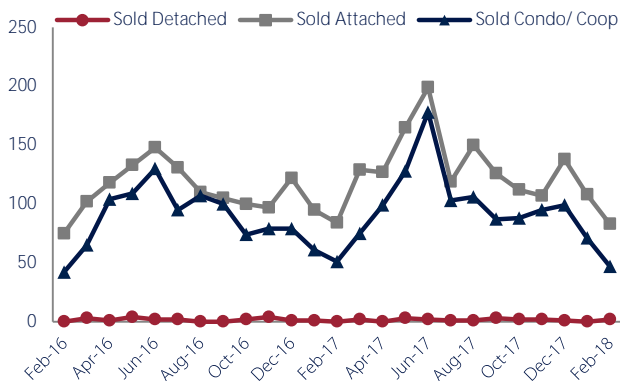
## Days On Market

63



Down -15%  
Vs. Year Ago

## Units Sold\*



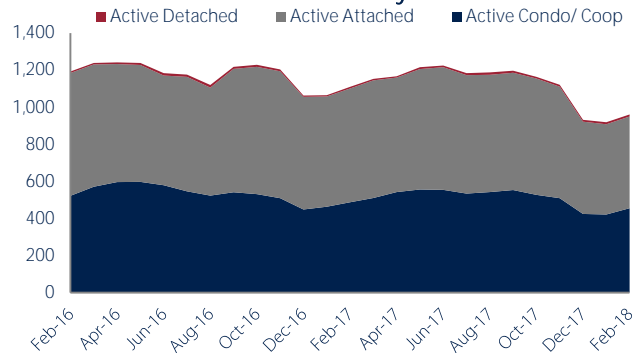
## Units Sold

There was a decrease in total units sold in February, with 132 sold this month in North Philadelphia and City Center versus 179 last month, a decrease of 26%. This month's total units sold was lower than at this time last year, a decrease of 2% versus February 2017.

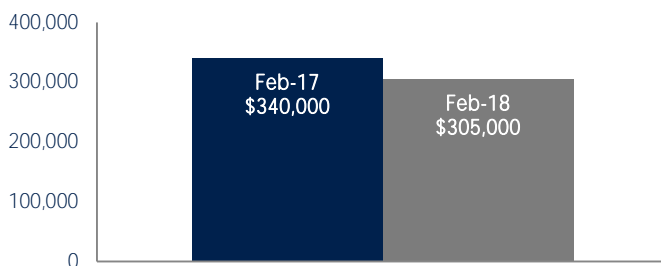
## Active Inventory

Versus last year, the total number of homes available this month is lower by 149 units or 13%. The total number of active inventory this February was 961 compared to 1,110 in February 2017. This month's total of 961 is higher than the previous month's total supply of available inventory of 919, an increase of 5%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last February, the median sale price for North Philadelphia and City Center Homes was \$340,000. This February, the median sale price was \$305,000, a decrease of 10% or \$35,000 compared to last year. The current median sold price is 5% higher than in January.

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.



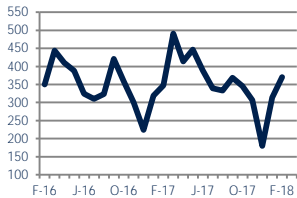
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February 2018

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### New Listings

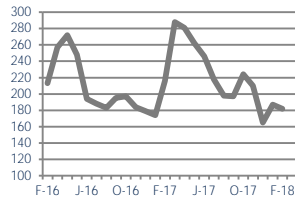
370



Up 7%  
Vs. Year Ago

### Current Contracts

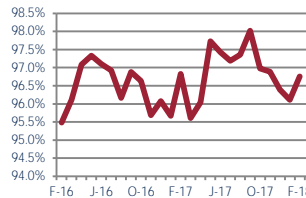
182



Down -16%  
Vs. Year Ago

### Sold Vs. List Price

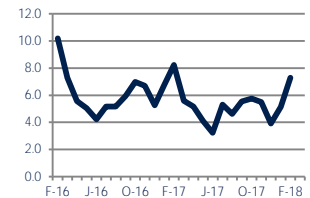
96.8%



No Change  
Vs. Year Ago

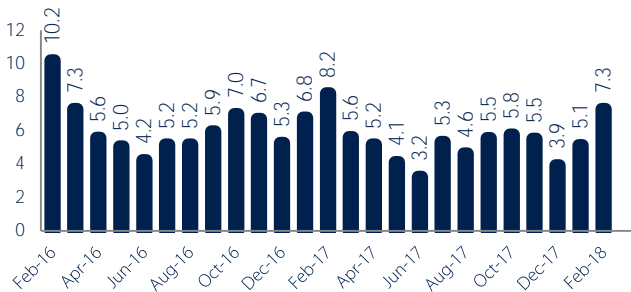
### Months of Supply

7.3



Down -11%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

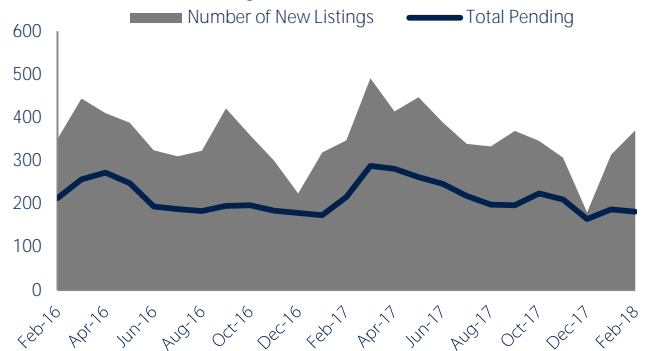
In February, there was 7.3 months of supply available in North Philadelphia and City Center, compared to 8.2 in February 2017. That is a decrease of 11% versus a year ago.

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.

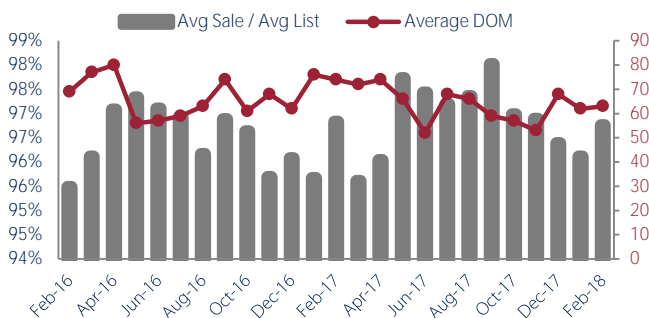
### New Listings & Current Contracts

This month there were 370 homes newly listed for sale in North Philadelphia and City Center compared to 347 in February 2017, an increase of 7%. There were 182 current contracts pending sale this February compared to 216 a year ago. The number of current contracts is 16% lower than last February.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In February, the average sale price in North Philadelphia and City Center was 96.8% 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 63, lower than the average last year, which was 74, a decrease of 15%.



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