

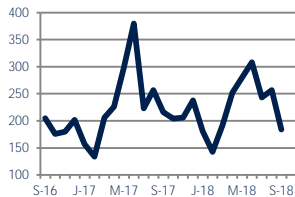
Focus On: North Philadelphia and City Center Housing Market

September 2018

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

Units Sold

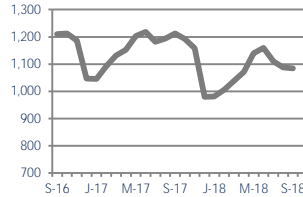
184



Down -15%
Vs. Year Ago

Active Inventory

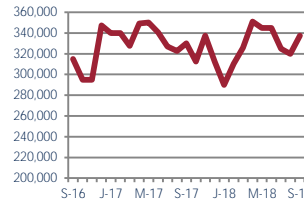
1,084



Down -11%
Vs. Year Ago

Median Sale Price

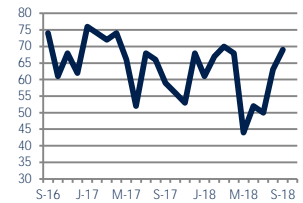
\$337,500



Up 2%
Vs. Year Ago

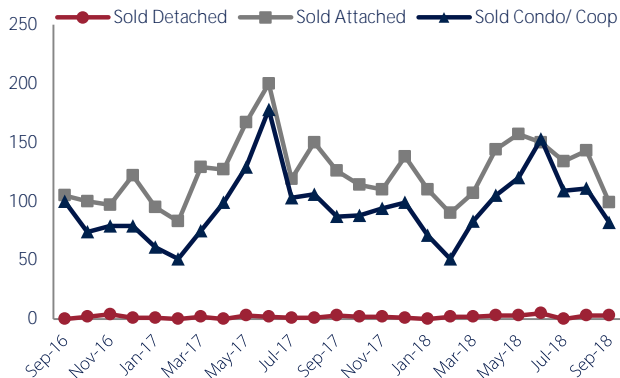
Days On Market

69



Up 17%
Vs. Year Ago

Units Sold*



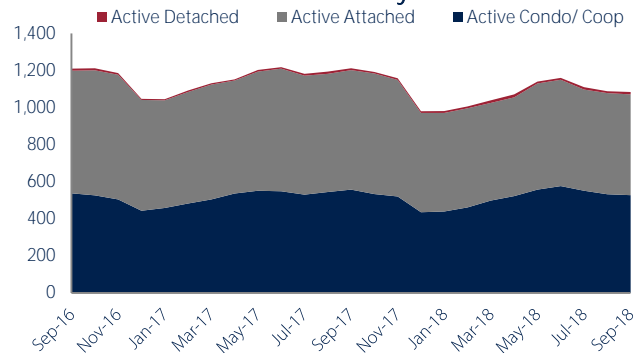
Units Sold

There was a decrease in total units sold in September, with 184 sold this month in North Philadelphia and City Center versus 257 last month, a decrease of 28%. This month's total units sold was lower than at this time last year, a decrease of 15% versus September 2017.

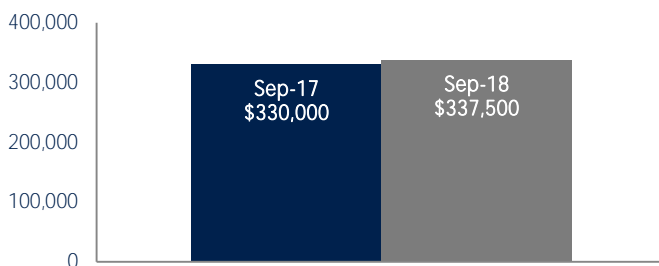
Active Inventory

Versus last year, the total number of homes available this month is lower by 128 units or 11%. The total number of active inventory this September was 1084 compared to 1,212 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 North Philadelphia and City Center Homes was \$330,000. This September, the median sale price was \$337,500, an increase of 2% or \$7,500 compared to last year. The current median sold price is 5% higher 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.

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 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.



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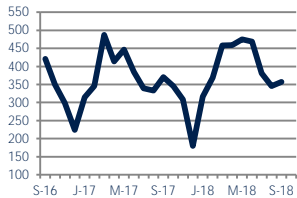
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September 2018

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

New Listings

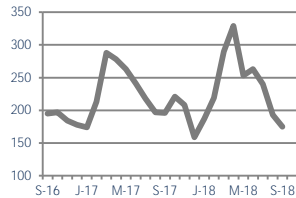
357



Down -4%
Vs. Year Ago

Current Contracts

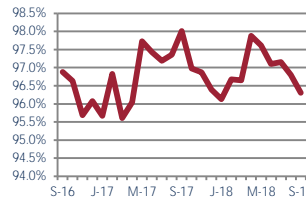
175



Down -11%
Vs. Year Ago

Sold Vs. List Price

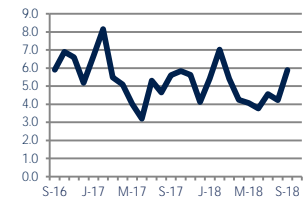
96.3%



Down -1.7%
Vs. Year Ago

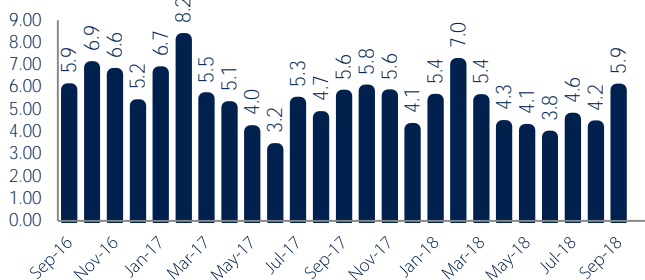
Months of Supply

5.9



Up 5%
Vs. Year Ago

Months Of Supply



Months of Supply

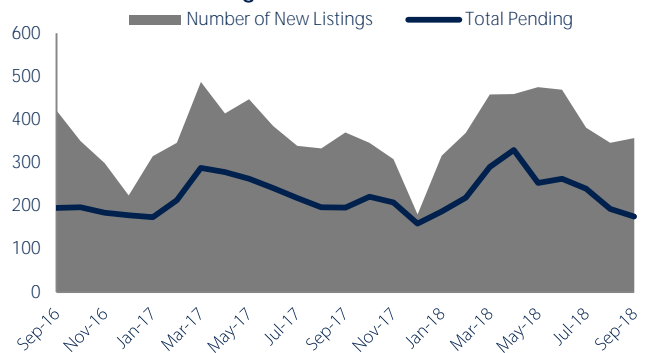
In September, there was 5.9 months of supply available in North Philadelphia and City Center, compared to 5.6 in September 2017. That is an increase of 5% versus a year ago.

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.

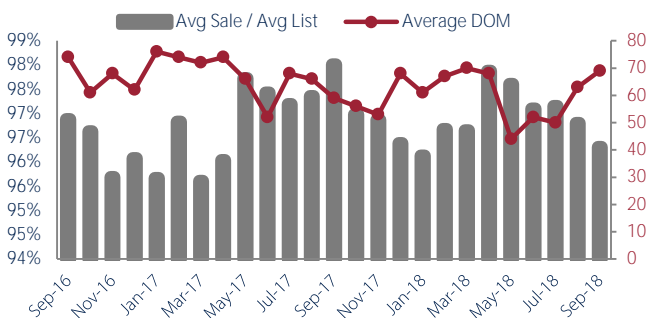
New Listings & Current Contracts

This month there were 357 homes newly listed for sale in North Philadelphia and City Center compared to 370 in September 2017, a decrease of 4%. There were 175 current contracts pending sale this September compared to 196 a year ago. The number of current contracts is 11% 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 North Philadelphia and City Center was 96.3% of the average list price, which is 1.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 69, higher than the average last year, which was 59, an increase of 17%.



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