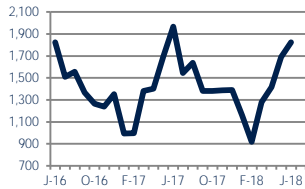


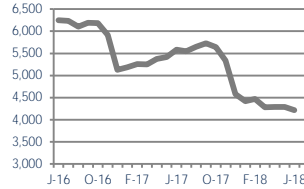


Units Sold
1,824



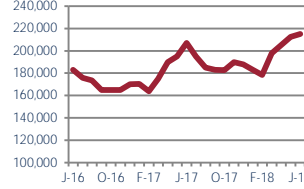
Down -7%
Vs. Year Ago

Active Inventory
4,218



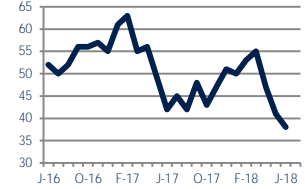
Down -24%
Vs. Year Ago

Median Sale Price
\$215,000



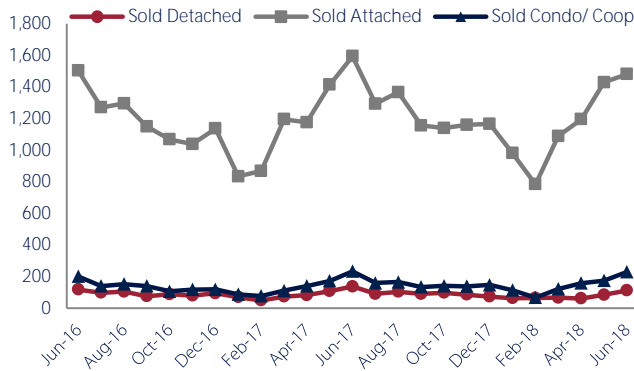
Up 4%
Vs. Year Ago

Days On Market
38



Down -10%
Vs. Year Ago

Units Sold*



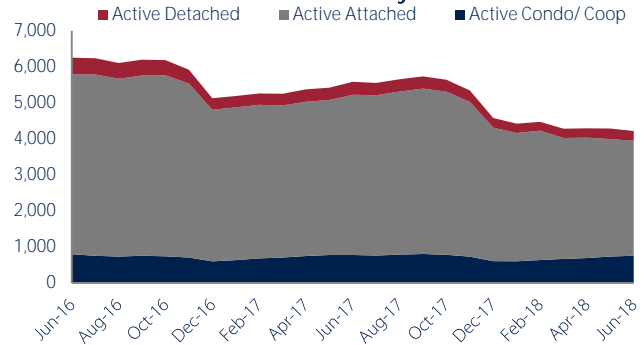
Units Sold

There was an increase in total units sold in June, with 1,824 sold this month in Philadelphia County versus 1,690 last month, an increase of 8%. This month's total units sold was lower than at this time last year, a decrease of 7% versus June 2017.

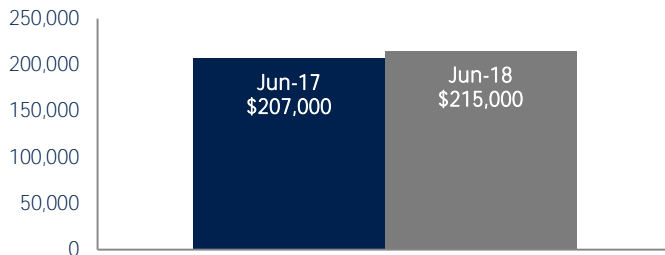
Active Inventory

Versus last year, the total number of homes available this month is lower by 1,364 units or 24%. The total number of active inventory this June was 4,218 compared to 5,582 in June 2017. This month's total of 4,218 is lower than the previous month's total supply of available inventory of 4,286, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Philadelphia County Homes was \$207,000. This June, the median sale price was \$215,000, an increase of 4% or \$8,000 compared to last year. The current median sold price is 1% higher 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.



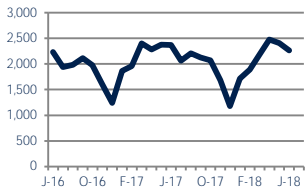
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by TREND and 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.





New Listings

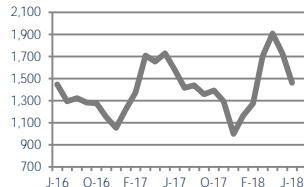
2,266



Down -4%
Vs. Year Ago

Current Contracts

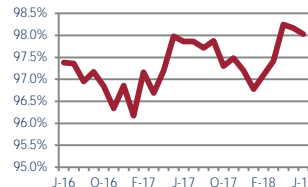
1,462



Down -8%
Vs. Year Ago

Sold Vs. List Price

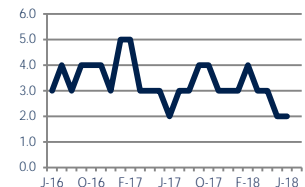
98.0%



No Change
Vs. Year Ago

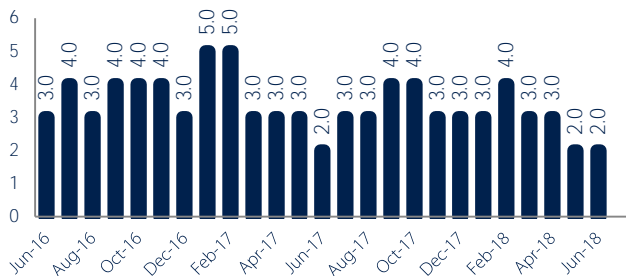
Months of Supply

2.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

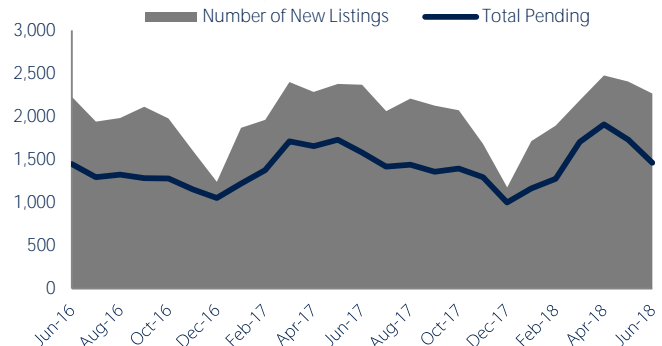
In June, there was 2.3 months of supply available in Philadelphia County, compared to 2.8 in June 2017. That is a decrease of 19% versus a year ago.

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.

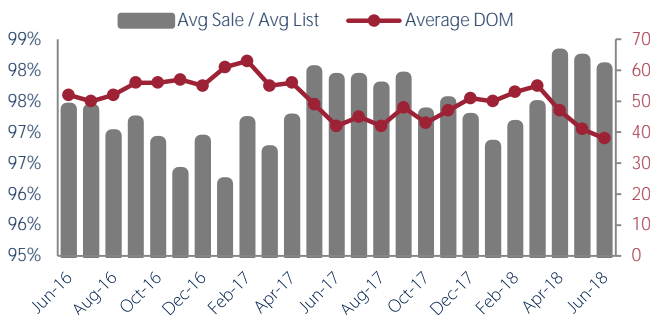
New Listings & Current Contracts

This month there were 2,266 homes newly listed for sale in Philadelphia County compared to 2,369 in June 2017, a decrease of 4%. There were 1,462 current contracts pending sale this June compared to 1,581 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 Philadelphia County was 98.0% 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 38, lower than the average last year, which was 42, a decrease of 10%.



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