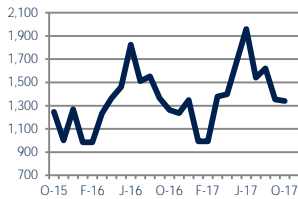


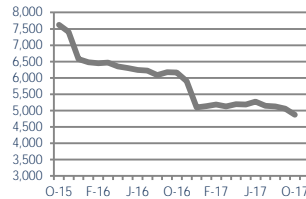


Units Sold
1,340



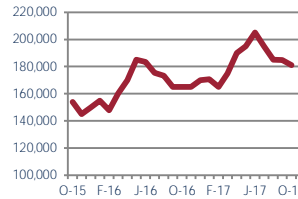
Up 6%
Vs. Year Ago

Active Inventory
4,874



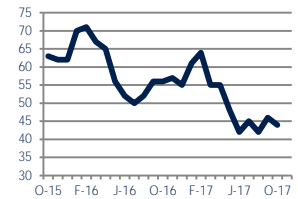
Down -21%
Vs. Year Ago

Median Sale Price
\$181,000



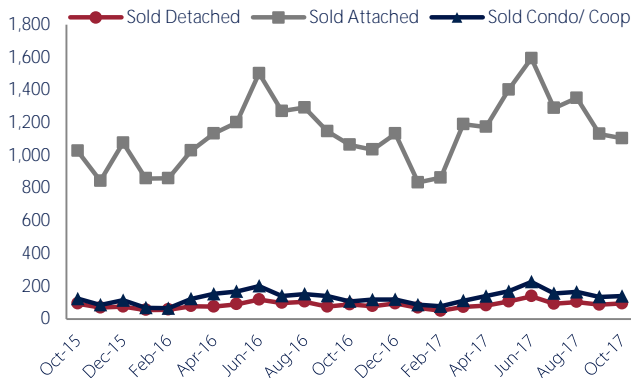
Up 10%
Vs. Year Ago

Days On Market
44



Down -21%
Vs. Year Ago

Units Sold*



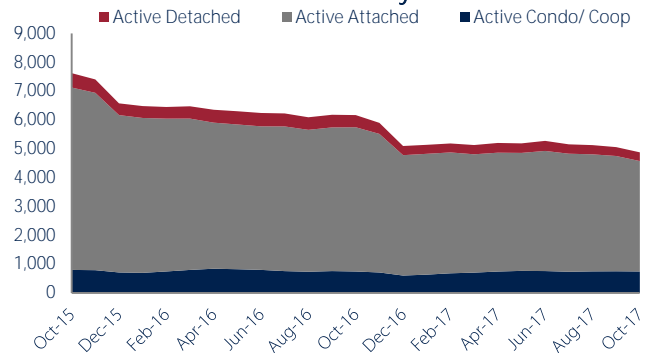
Units Sold

There was a decrease in total units sold in October, with 1,340 sold this month in Philadelphia County versus 1,355 last month, a decrease of 1%. This month's total units sold was higher than at this time last year, an increase of 6% versus October 2016.

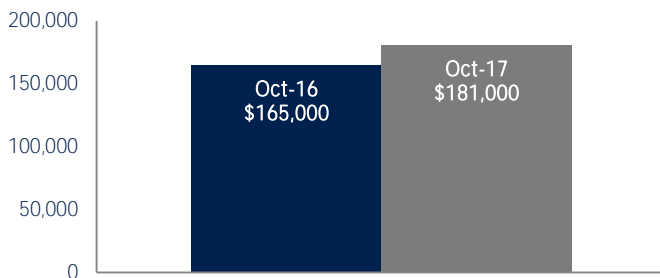
Active Inventory

Versus last year, the total number of homes available this month is lower by 1,293 units or 21%. The total number of active inventory this October was 4,874 compared to 6,167 in October 2016. This month's total of 4,874 is lower than the previous month's total supply of available inventory of 5,056, a decrease of 4%.

Active Inventory*



Median Sale Price



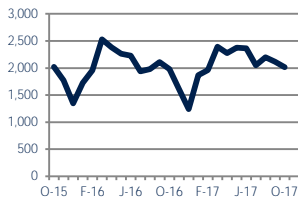
Median Sale Price

Last October, the median sale price for Philadelphia County Homes was \$165,000. This October, the median sale price was \$181,000, an increase of 10% or \$16,000 compared to last year. The current median sold price is 2% lower than in September.

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

New Listings

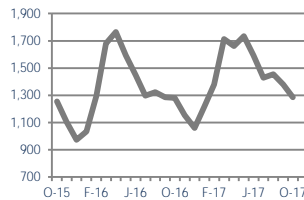
2,017



Up 2%
Vs. Year Ago

Current Contracts

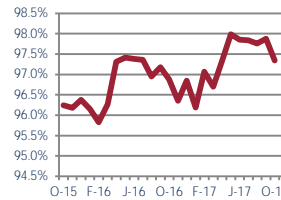
1,286



No Change
Vs. Year Ago

Sold Vs. List Price

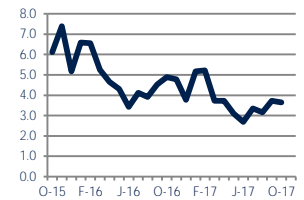
97.3%



No Change
Vs. Year Ago

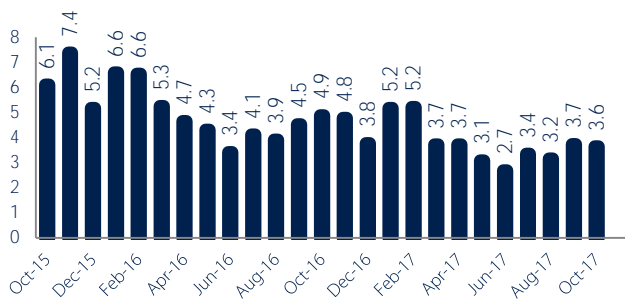
Months of Supply

3.6



Down -26%
Vs. Year Ago

Months Of Supply



Months of Supply

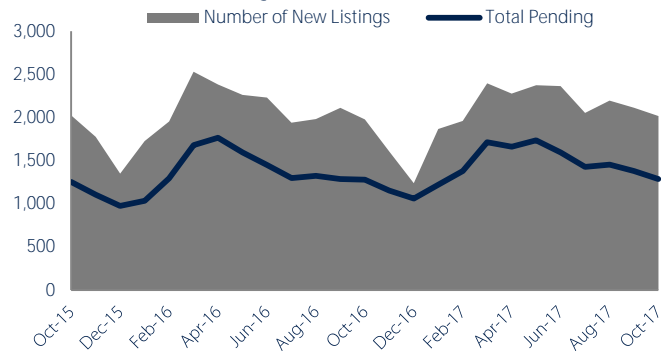
In October, there was 3.6 months of supply available in Philadelphia County, compared to 4.9 in October 2016. That is a decrease of 26% versus a year ago.

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.

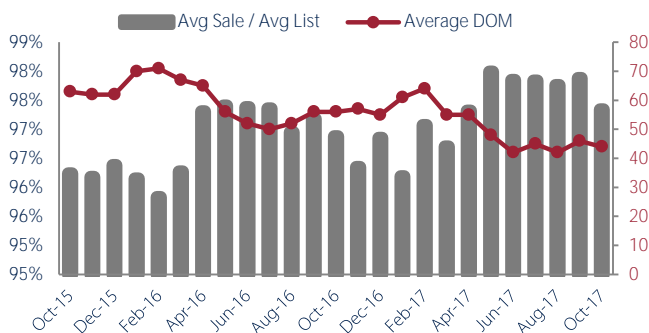
New Listings & Current Contracts

This month there were 2,017 homes newly listed for sale in Philadelphia County compared to 1,978 in October 2016, an increase of 2%. There were 1,286 current contracts pending sale this October, consistent with the volume a year ago. The number of current contracts is 7% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Philadelphia County was 97.3% 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 44, lower than the average last year, which was 56, a decrease of 21%.