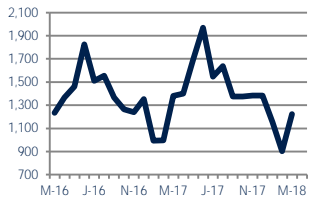


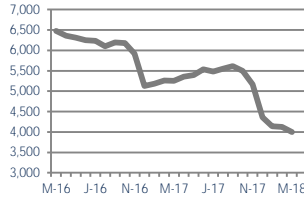


Units Sold
1,224



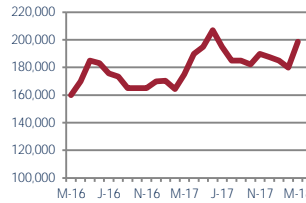
Down -11%
Vs. Year Ago

Active Inventory
4,000



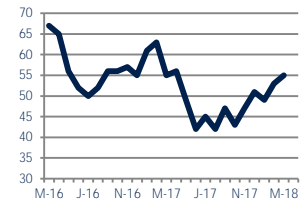
Down -24%
Vs. Year Ago

Median Sale Price
\$198,750



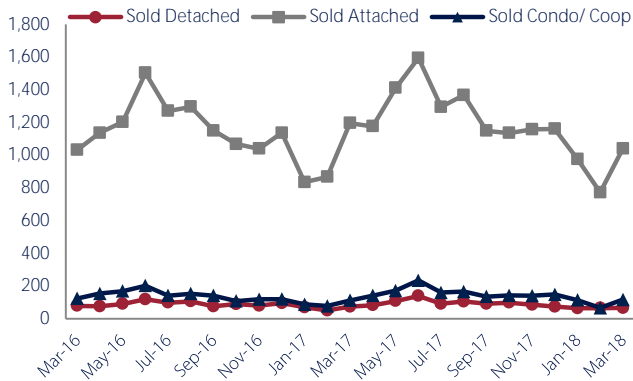
Up 14%
Vs. Year Ago

Days On Market
55



No Change
Vs. Year Ago

Units Sold*



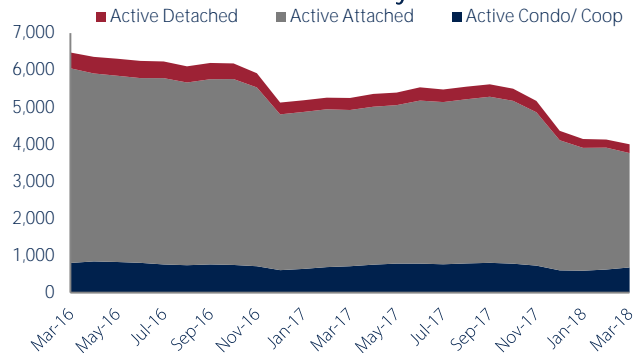
Units Sold

There was an increase in total units sold in March, with 1,224 sold this month in Philadelphia County. This month's total units sold was lower than at this time last year.

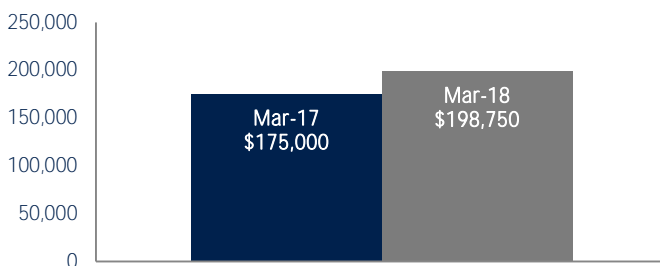
Active Inventory

Versus last year, the total number of homes available this month is lower by 1,250 units or 24%. The total number of active inventory this March was 4,000 compared to 5,250 in March 2017. This month's total of 4,000 is lower than the previous month's total supply of available inventory of 4,128, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Philadelphia County Homes was \$175,000. This March, the median sale price was \$198,750, an increase of 14% or \$23,750 compared to last year. The current median sold price is 10% higher than in February.

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



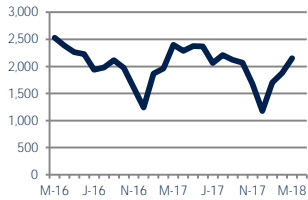
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by TREND and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

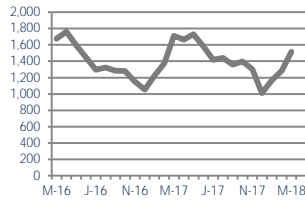
2,152



Down -10%
Vs. Year Ago

Current Contracts

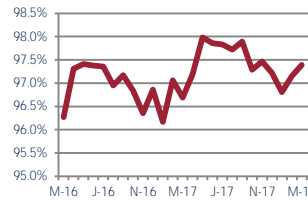
1,516



Down -11%
Vs. Year Ago

Sold Vs. List Price

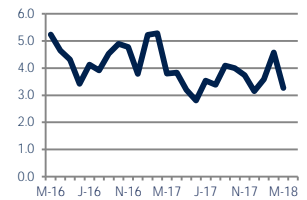
97.4%



Up 0.7%
Vs. Year Ago

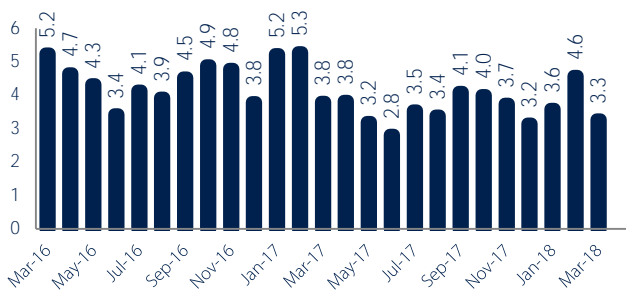
Months of Supply

3.3



Down -14%
Vs. Year Ago

Months Of Supply



Months of Supply

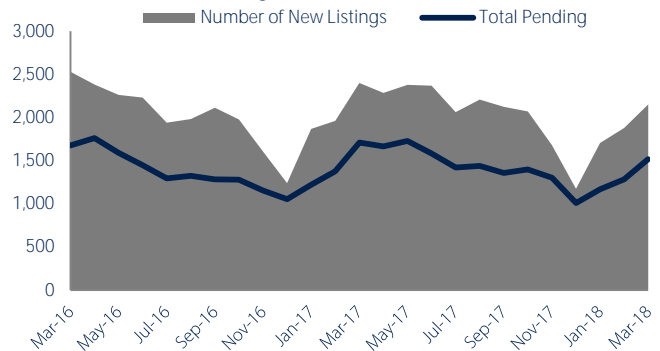
In March, there was 3.3 months of supply available in Philadelphia County, compared to 3.8 in March 2017. That is a decrease of 14% versus a year ago.

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.

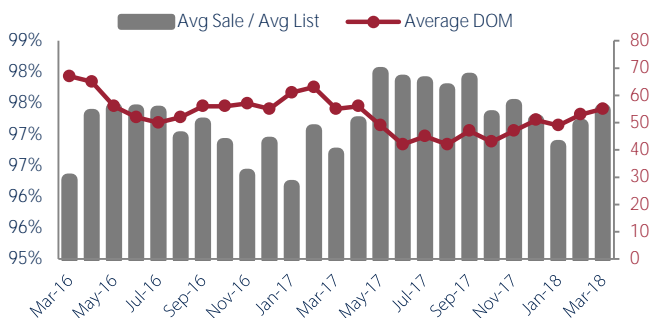
New Listings & Current Contracts

This month there were 2,152 homes newly listed for sale in Philadelphia County compared to 2,400 in March 2017, a decrease of 10%. There were 1,516 current contracts pending sale this March compared to 1,711 a year ago. The number of current contracts is 11% lower than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Philadelphia County was 97.4% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 55, which is similar compared to a year ago.



*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.

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