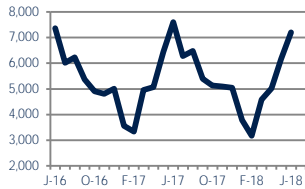


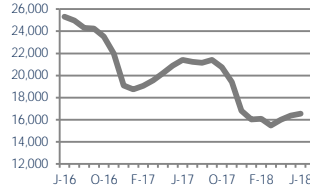


Units Sold
7,209



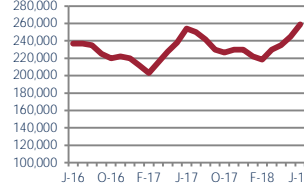
Down -5%
Vs. Year Ago

Active Inventory
16,535



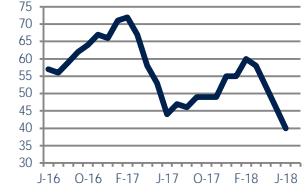
Down -23%
Vs. Year Ago

Median Sale Price
\$259,000



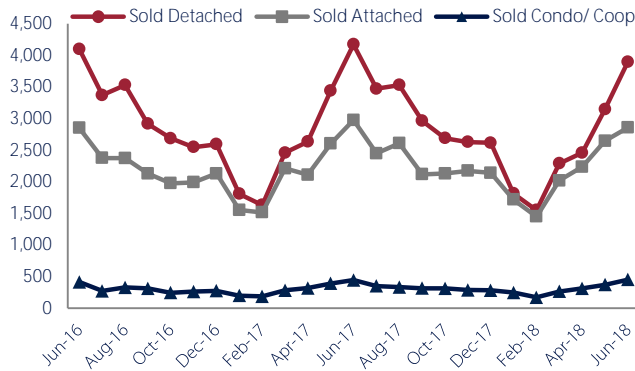
Up 2%
Vs. Year Ago

Days On Market
40



Down -9%
Vs. Year Ago

Units Sold*



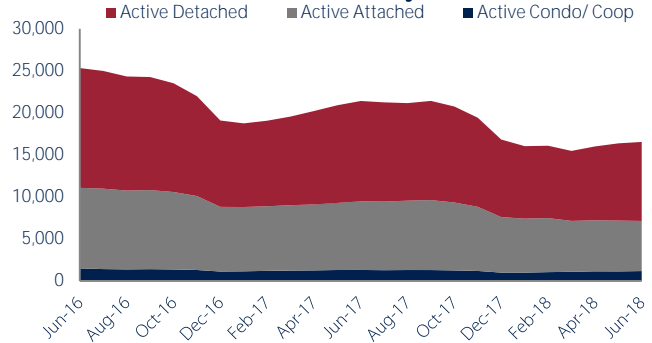
Units Sold

There was an increase in total units sold in June, with 7,209 sold this month in Philadelphia Metro versus 6,173 last month, an increase of 17%. This month's total units sold was lower than at this time last year, a decrease of 5% versus June 2017.

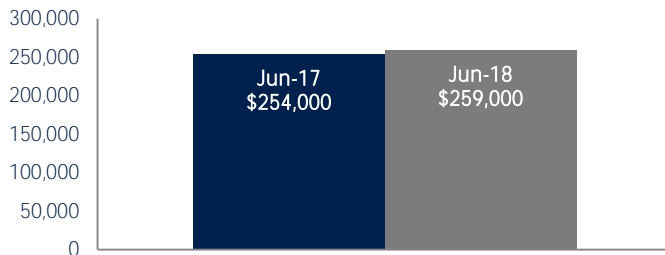
Active Inventory

Versus last year, the total number of homes available this month is lower by 4,869 units or 23%. The total number of active inventory this June was 16,535 compared to 21,404 in June 2017. This month's total of 16,535 is higher than the previous month's total supply of available inventory of 16,369, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Philadelphia Metro Homes was \$254,000. This June, the median sale price was \$259,000, an increase of 2% or \$5,000 compared to last year. The current median sold price is 6% 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.



*Defined as the counties of Berks, Bucks, Chester, Delaware, Lehigh, Montgomery, Northampton, and Philadelphia in PA

*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.

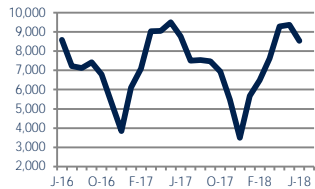
Information included in this report is based on data supplied by TREND/LVAR and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of TREND/LVAR or Long & Foster Real Estate, Inc.





New Listings

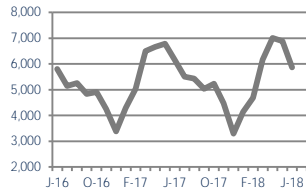
8,544



Down -3%
Vs. Year Ago

Current Contracts

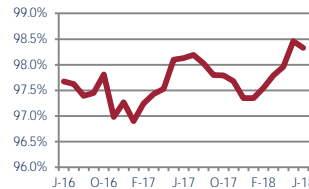
5,872



Down -5%
Vs. Year Ago

Sold Vs. List Price

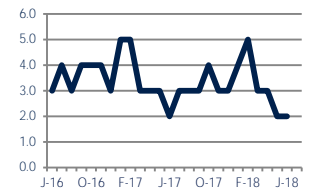
98.3%



No Change
Vs. Year Ago

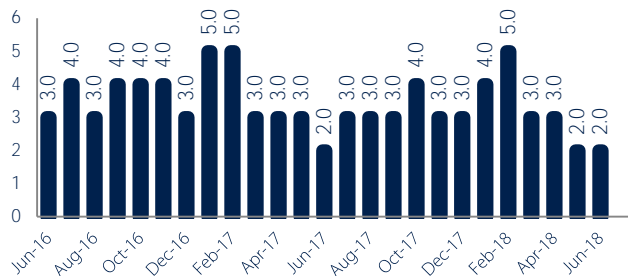
Months of Supply

2.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

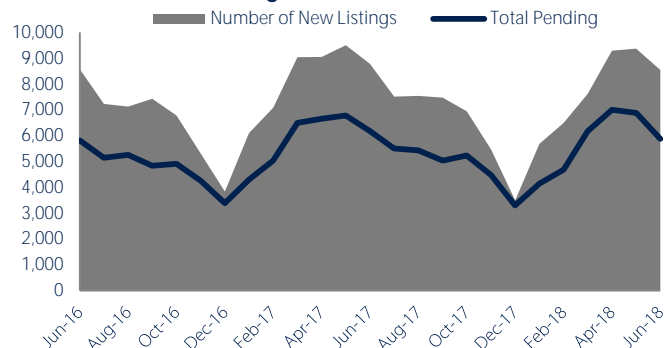
In June, there was 2.3 months of supply available in Philadelphia Metro, compared to 2.8 in June 2017. That is a decrease of 19% versus a year ago.

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.

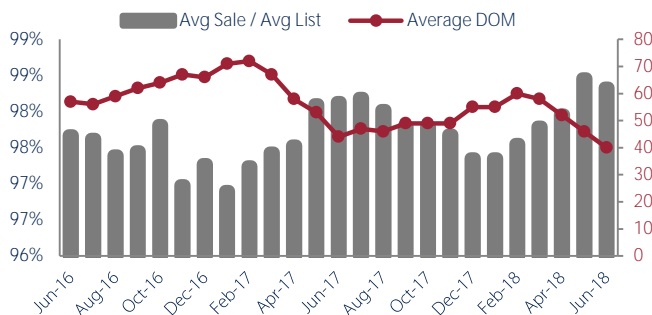
New Listings & Current Contracts

This month there were 8,544 homes newly listed for sale in Philadelphia Metro compared to 8,780 in June 2017, a decrease of 3%. There were 5,872 current contracts pending sale this June compared to 6,171 a year ago. The number of current contracts is 5% 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 Metro was 98.3% 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 40, lower than the average last year, which was 44, a decrease of 9%.



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