

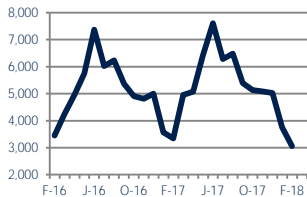


The Long & Foster Market Minute™

Focus On: Philadelphia Metro Housing Market

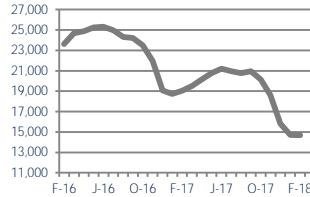
February 2018

Units Sold
3,061



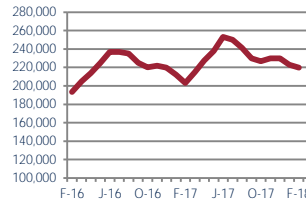
Down -8%
Vs. Year Ago

Active Inventory
14,692



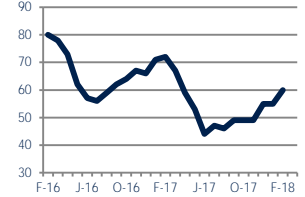
Down -23%
Vs. Year Ago

Median Sale Price
\$219,900



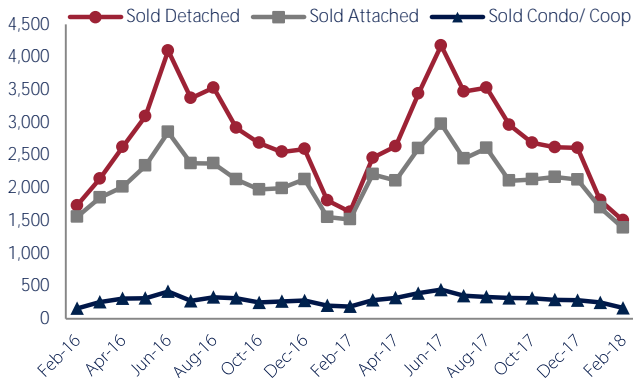
Up 8%
Vs. Year Ago

Days On Market
60



Down -17%
Vs. Year Ago

Units Sold*



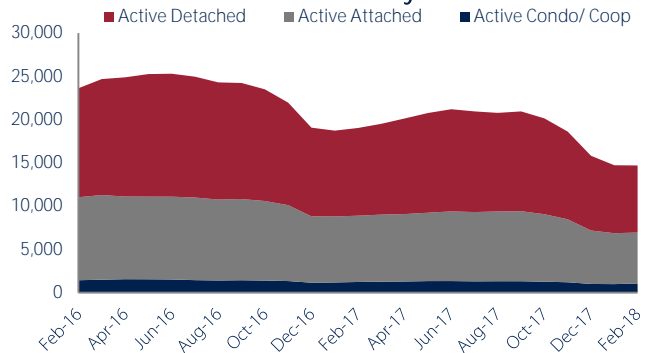
Units Sold

There was a decrease in total units sold in February, with 3,061 sold this month in Philadelphia Metro versus 3,759 last month, a decrease of 19%. This month's total units sold was lower than at this time last year, a decrease of 8% versus February 2017.

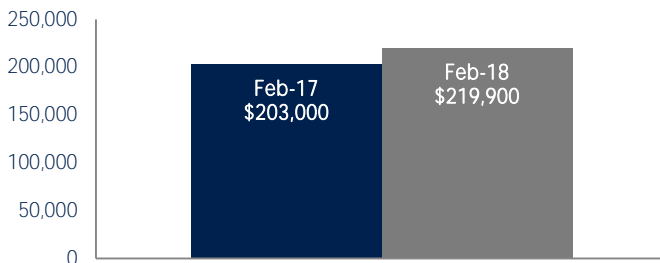
Active Inventory

Versus last year, the total number of homes available this month is lower by 4,336 units or 23%. The total number of active inventory this February was 14,692 compared to 19,028 in February 2017. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Philadelphia Metro Homes was \$203,000. This February, the median sale price was \$219,900, an increase of 8% or \$16,900 compared to last year. The current median sold price is 1% lower than in January.

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.

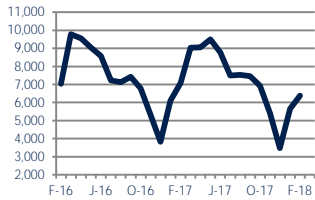
Information included in this report is based on data supplied by TREND/LVAR and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently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

CHRISTIE'S
INTERNATIONAL REAL ESTATE



New Listings

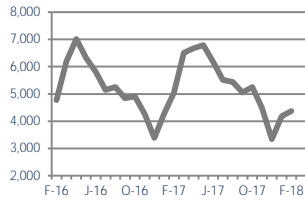
6,385



Down -10%
Vs. Year Ago

Current Contracts

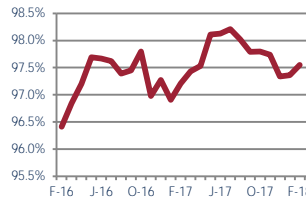
4,374



Down -13%
Vs. Year Ago

Sold Vs. List Price

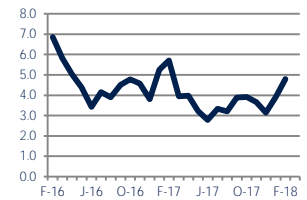
97.6%



No Change
Vs. Year Ago

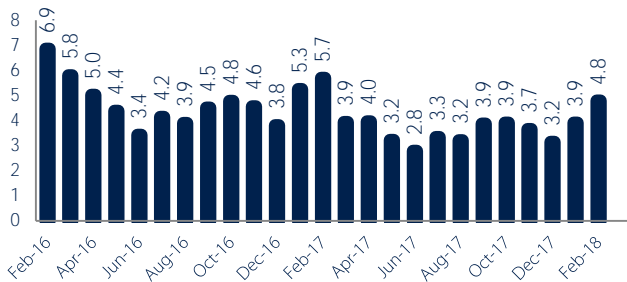
Months of Supply

4.8



Down -16%
Vs. Year Ago

Months Of Supply



Months of Supply

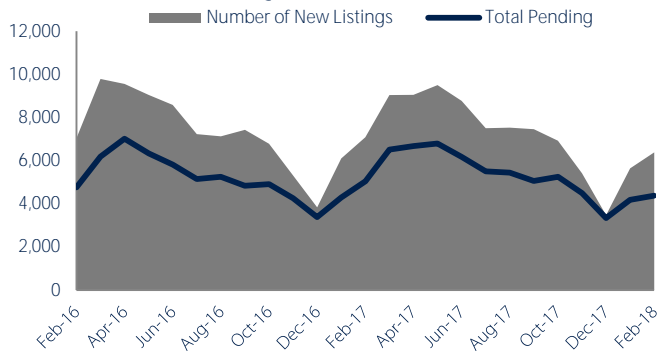
In February, there was 4.8 months of supply available in Philadelphia Metro, compared to 5.7 in February 2017. That is a decrease of 16% versus a year ago.

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.

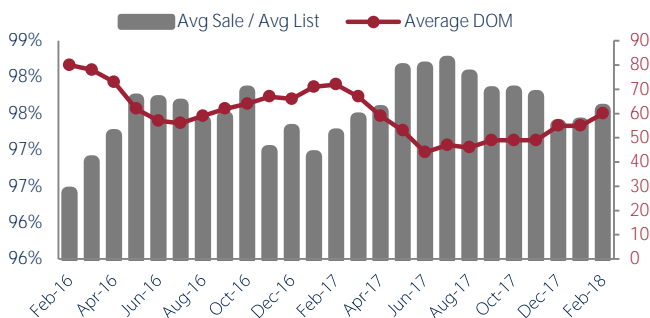
New Listings & Current Contracts

This month there were 6,385 homes newly listed for sale in Philadelphia Metro compared to 7,085 in February 2017, a decrease of 10%. There were 4,374 current contracts pending sale this February compared to 5,046 a year ago. The number of current contracts is 13% lower than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Philadelphia Metro was 97.6% 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 60, lower than the average last year, which was 72, a decrease of 17%.



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