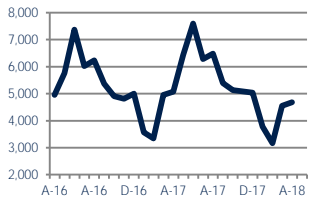


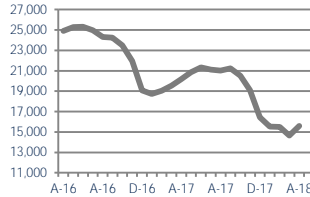


Units Sold 4,675



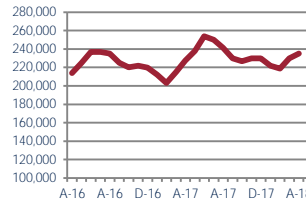
Down -8%
Vs. Year Ago

Active Inventory 15,588



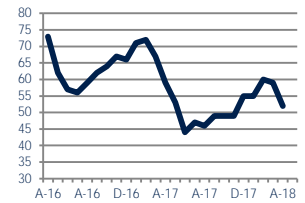
Down -23%
Vs. Year Ago

Median Sale Price \$235,000



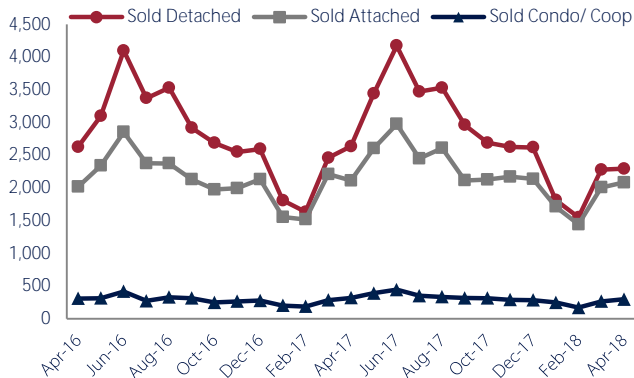
Up 3%
Vs. Year Ago

Days On Market 52



Down -12%
Vs. Year Ago

Units Sold*



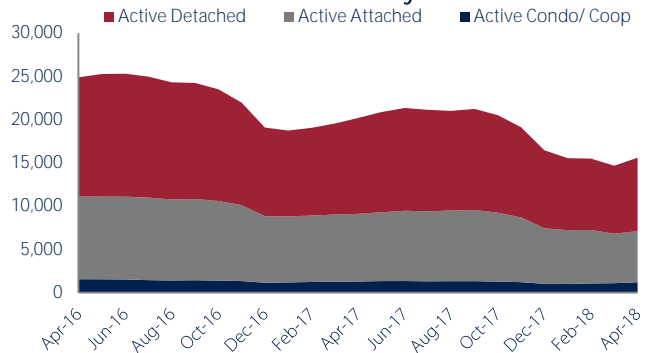
Units Sold

There was an increase in total units sold in April, with 4,675 sold this month in Philadelphia Metro versus 4,552 last month, an increase of 3%. This month's total units sold was lower than at this time last year, a decrease of 8% versus April 2017.

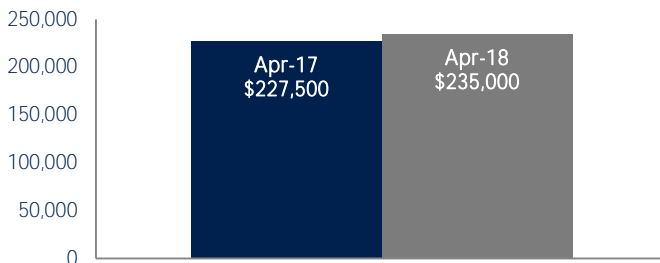
Active Inventory

Versus last year, the total number of homes available this month is lower by 4,598 units or 23%. The total number of active inventory this April was 15,588 compared to 20,186 in April 2017. This month's total of 15,588 is higher than the previous month's total supply of available inventory of 14,666, an increase of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Philadelphia Metro Homes was \$227,500. This April, the median sale price was \$235,000, an increase of 3% or \$7,500 compared to last year. The current median sold price is 2% higher than in March.

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

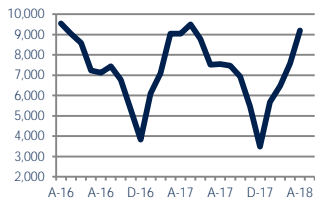
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

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New Listings

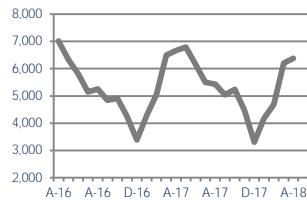
9,197



Up 2%
Vs. Year Ago

Current Contracts

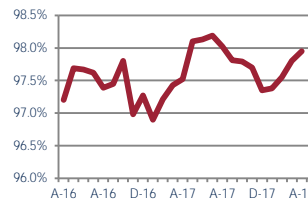
6,377



Down -4%
Vs. Year Ago

Sold Vs. List Price

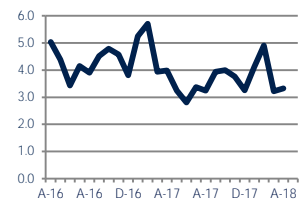
98.0%



No Change
Vs. Year Ago

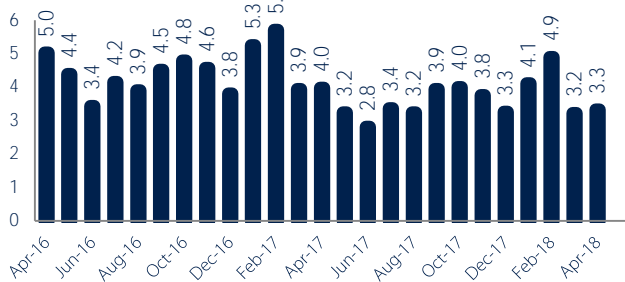
Months of Supply

3.3



Down -16%
Vs. Year Ago

Months Of Supply



Months of Supply

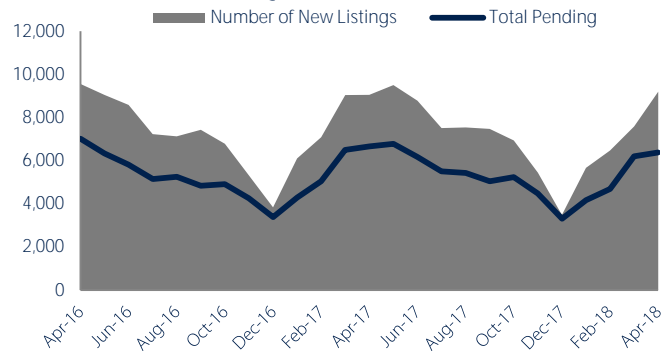
In April, there was 3.3 months of supply available in Philadelphia Metro, compared to 4.0 in April 2017. That is a decrease of 16% versus a year ago.

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.

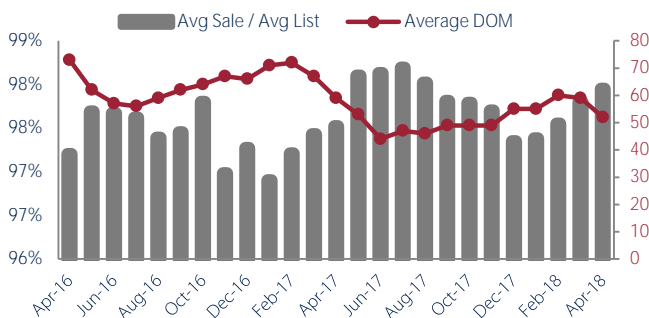
New Listings & Current Contracts

This month there were 9,197 homes newly listed for sale in Philadelphia Metro compared to 9,050 in April 2017, an increase of 2%. There were 6,377 current contracts pending sale this April compared to 6,664 a year ago. The number of current contracts is 4% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Philadelphia Metro 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 52, lower than the average last year, which was 59, a decrease of 12%.



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