



# The Long & Foster Market Minute™

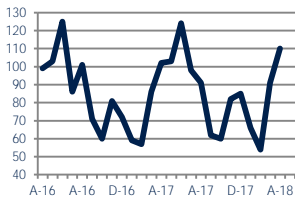
Focus On: Point Breeze and Grays Ferry Housing Market

April 2018

Zip Code(s): 19146

## Units Sold

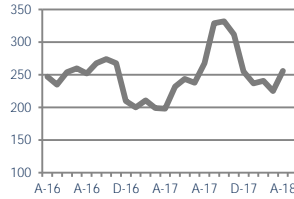
110



Up 8%  
Vs. Year Ago

## Active Inventory

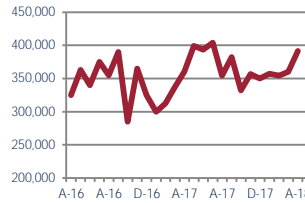
256



Up 29%  
Vs. Year Ago

## Median Sale Price

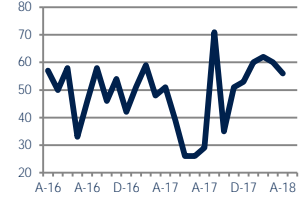
\$391,500



Up 9%  
Vs. Year Ago

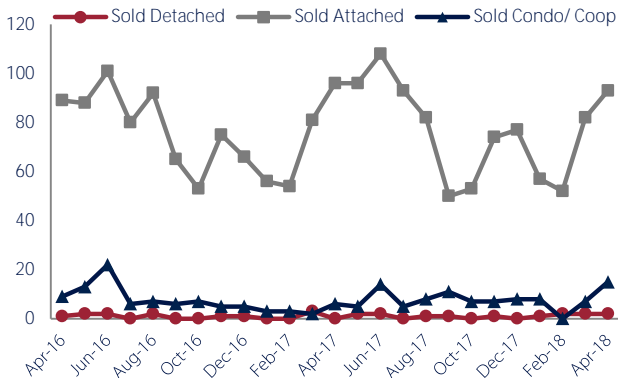
## Days On Market

56



Up 10%  
Vs. Year Ago

### Units Sold\*



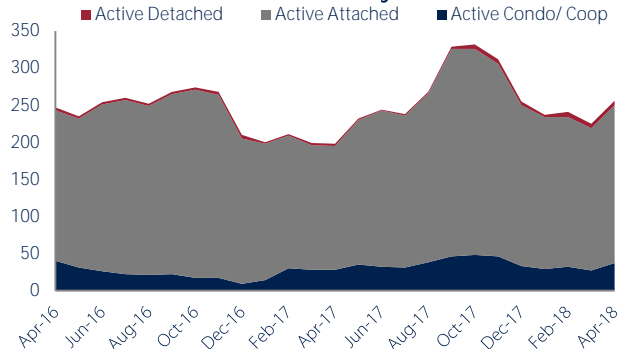
## Units Sold

There was an increase in total units sold in April, with 110 sold this month in Point Breeze and Grays Ferry versus 91 last month, an increase of 21%. This month's total units sold was higher than at this time last year, an increase of 8% versus April 2017.

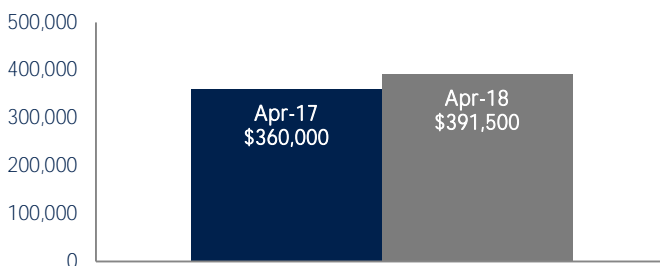
## Active Inventory

Versus last year, the total number of homes available this month is higher by 58 units or 29%. The total number of active inventory this April was 256 compared to 198 in April 2017. This month's total of 256 is higher than the previous month's total supply of available inventory of 225, an increase of 14%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Point Breeze and Grays Ferry Homes was \$360,000. This April, the median sale price was \$391,500, an increase of 9% or \$31,500 compared to last year. The current median sold price is 9% 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.

Point Breeze and Grays Ferry are defined as properties listed in zip code/s 19146.

\*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.



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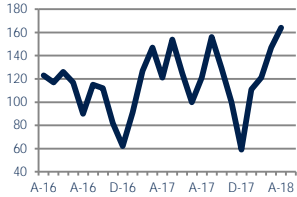
## Focus On: Point Breeze and Grays Ferry Housing Market

April 2018

Zip Code(s): 19146

### New Listings

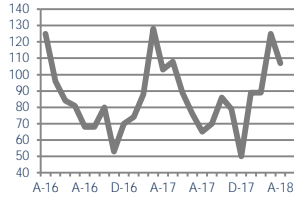
164



Up 36%  
Vs. Year Ago

### Current Contracts

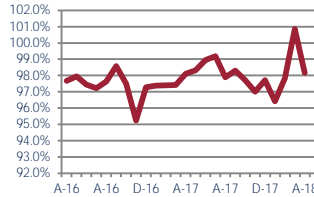
107



Up 4%  
Vs. Year Ago

### Sold Vs. List Price

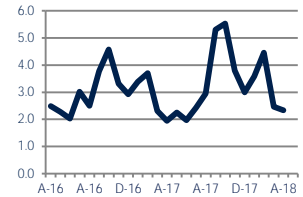
98.2%



No Change  
Vs. Year Ago

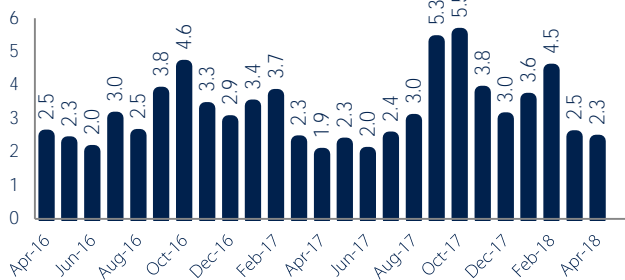
### Months of Supply

2.3



Up 20%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

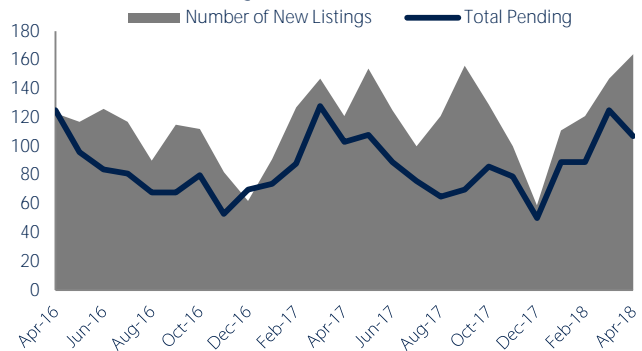
In April, there was 2.3 months of supply available in Point Breeze and Grays Ferry, compared to 1.9 in April 2017. That is an increase of 20% versus a year ago.

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.

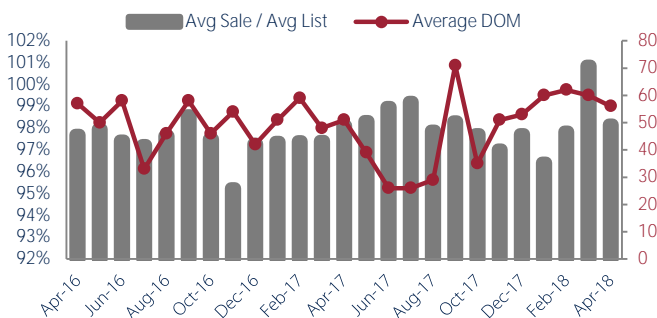
### New Listings & Current Contracts

This month there were 164 homes newly listed for sale in Point Breeze and Grays Ferry compared to 121 in April 2017, an increase of 36%. There were 107 current contracts pending sale this April compared to 103 a year ago. The number of current contracts is 4% higher 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 Point Breeze and Grays Ferry was 98.2% 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 56, higher than the average last year, which was 51, an increase of 10%.



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