



The Long & Foster Market Minute™

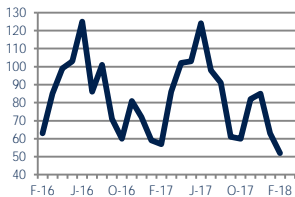
Focus On: Point Breeze and Grays Ferry Housing Market

February 2018

Zip Code(s): 19146

Units Sold

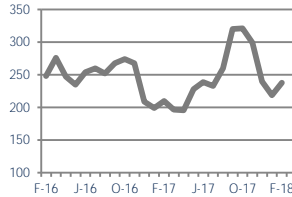
52



Down -9%
Vs. Year Ago

Active Inventory

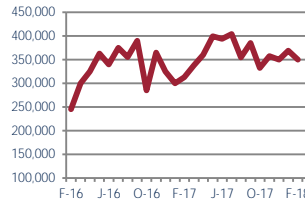
238



Up 13%
Vs. Year Ago

Median Sale Price

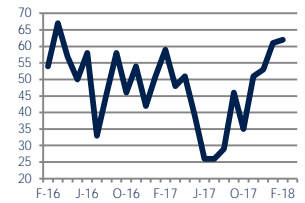
\$350,000



Up 12%
Vs. Year Ago

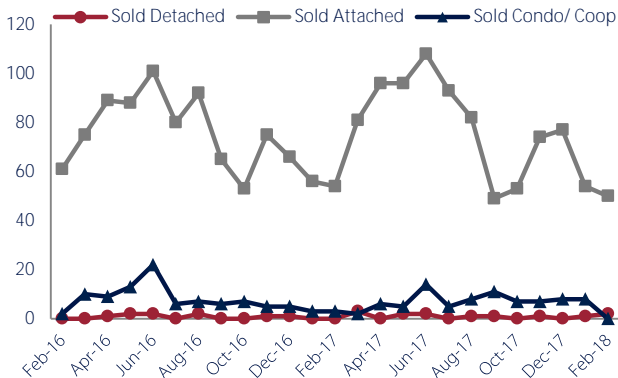
Days On Market

62



Up 5%
Vs. Year Ago

Units Sold*



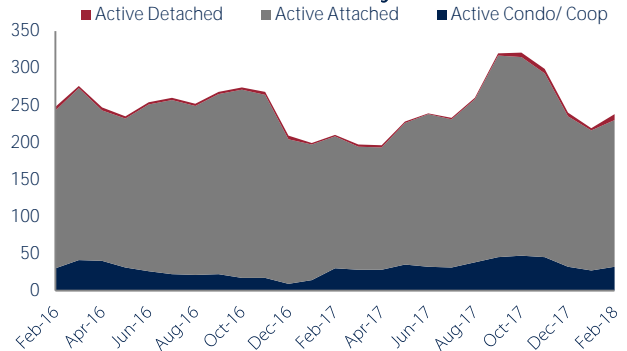
Units Sold

There was a decrease in total units sold in February, with 52 sold this month in Point Breeze and Grays Ferry versus 63 last month, a decrease of 17%. This month's total units sold was lower than at this time last year, a decrease of 9% versus February 2017.

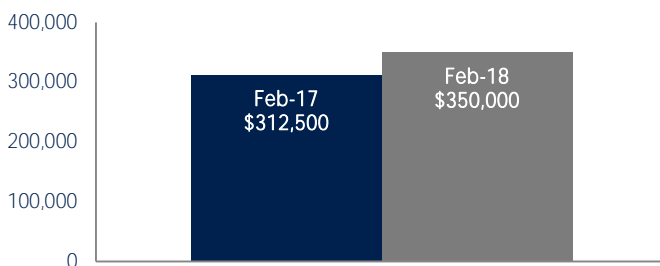
Active Inventory

Versus last year, the total number of homes available this month is higher by 28 units or 13%. The total number of active inventory this February was 238 compared to 210 in February 2017. This month's total of 238 is higher than the previous month's total supply of available inventory of 219, an increase of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Point Breeze and Grays Ferry Homes was \$312,500. This February, the median sale price was \$350,000, an increase of 12% or \$37,500 compared to last year. The current median sold price is 5% 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.



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.

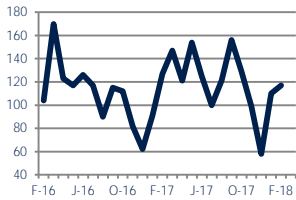
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Zip Code(s): 19146

New Listings

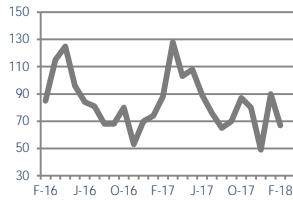
117



Down -8%
Vs. Year Ago

Current Contracts

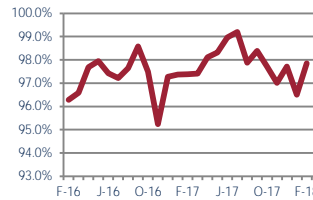
67



Down -24%
Vs. Year Ago

Sold Vs. List Price

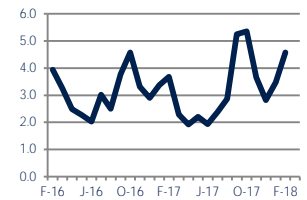
97.9%



No Change
Vs. Year Ago

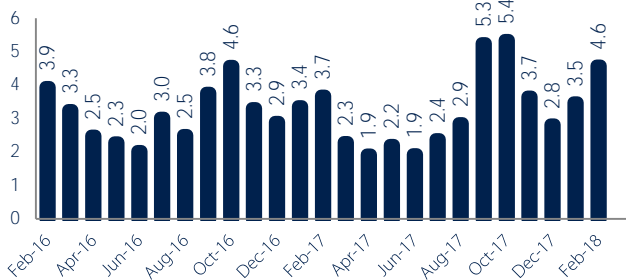
Months of Supply

4.6



Up 24%
Vs. Year Ago

Months Of Supply



Months of Supply

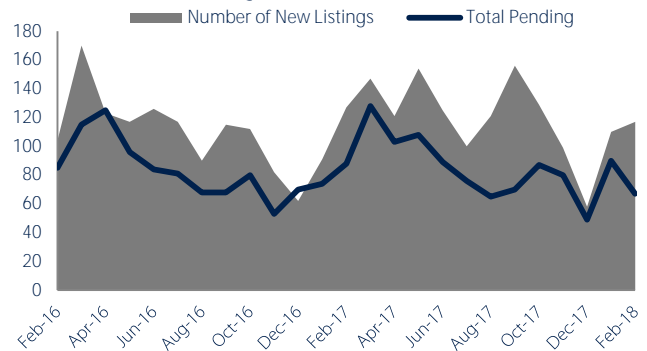
In February, there was 4.6 months of supply available in Point Breeze and Grays Ferry, compared to 3.7 in February 2017. That is an increase of 24% versus a year ago.

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.

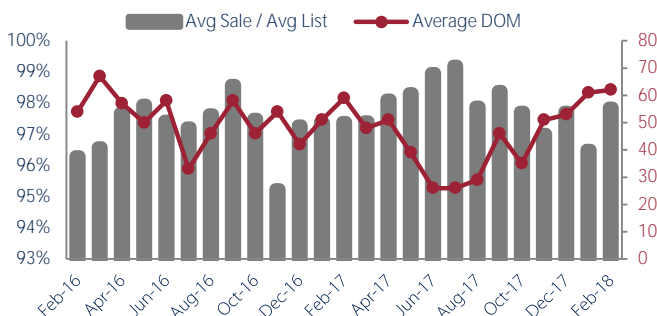
New Listings & Current Contracts

This month there were 117 homes newly listed for sale in Point Breeze and Grays Ferry compared to 127 in February 2017, a decrease of 8%. There were 67 current contracts pending sale this February compared to 88 a year ago. The number of current contracts is 24% 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 Point Breeze and Grays Ferry was 97.9% 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 62, higher than the average last year, which was 59, an increase of 5%.



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