



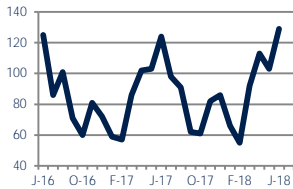
The Long & Foster Market Minute™

Focus On: Point Breeze and Grays Ferry Housing Market

June 2018

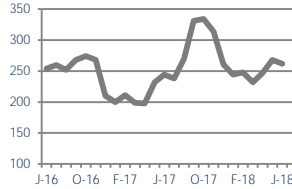
Zip Code(s): 19146

Units Sold
129



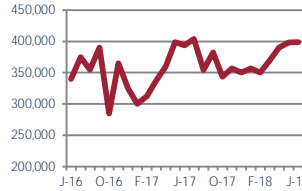
Up 4%
Vs. Year Ago

Active Inventory
262



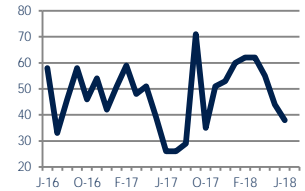
Up 7%
Vs. Year Ago

Median Sale Price
\$399,000



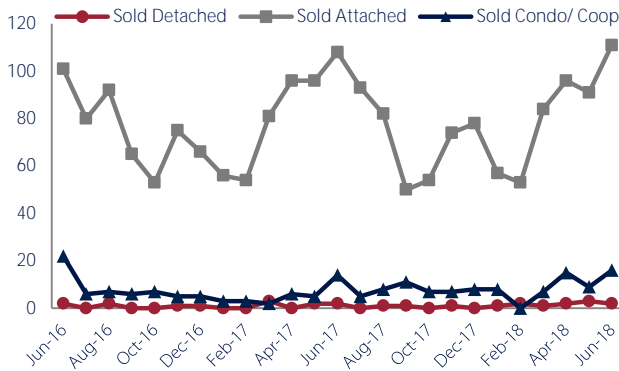
Up 1%
Vs. Year Ago

Days On Market
38



Up 46%
Vs. Year Ago

Units Sold*



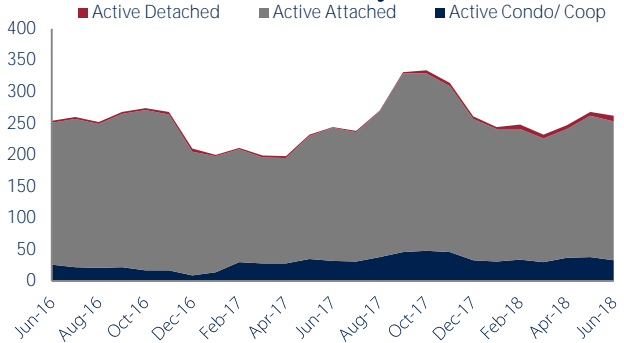
Units Sold

There was an increase in total units sold in June, with 129 sold this month in Point Breeze and Grays Ferry versus 103 last month, an increase of 25%. This month's total units sold was higher than at this time last year, an increase of 4% versus June 2017.

Active Inventory

Versus last year, the total number of homes available this month is higher by 18 units or 7%. The total number of active inventory this June was 262 compared to 244 in June 2017. This month's total of 262 is lower than the previous month's total supply of available inventory of 268, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Point Breeze and Grays Ferry Homes was \$393,500. This June, the median sale price was \$399,000, an increase of 1% or \$5,500 compared to last year. The current median sold price is approximately the same as the median price in May.

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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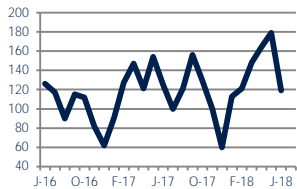
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June 2018

Zip Code(s): 19146

New Listings

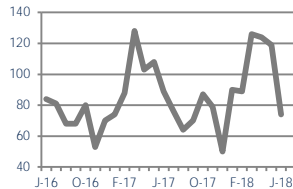
119



Down -5%
Vs. Year Ago

Current Contracts

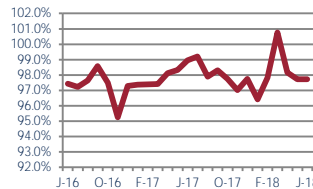
74



Down -17%
Vs. Year Ago

Sold Vs. List Price

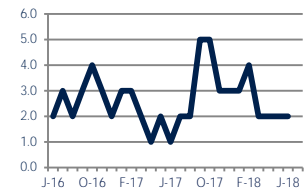
97.7%



Down -1.2%
Vs. Year Ago

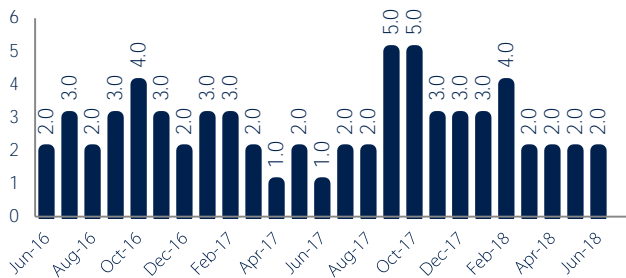
Months of Supply

2.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

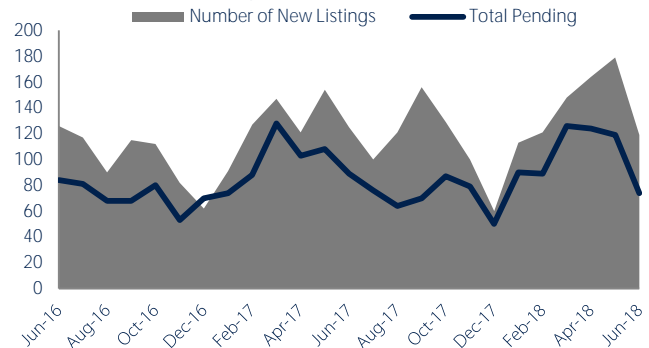
In June, there was 2.0 months of supply available in Point Breeze and Grays Ferry. The amount of supply is similar compared to a year ago.

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.

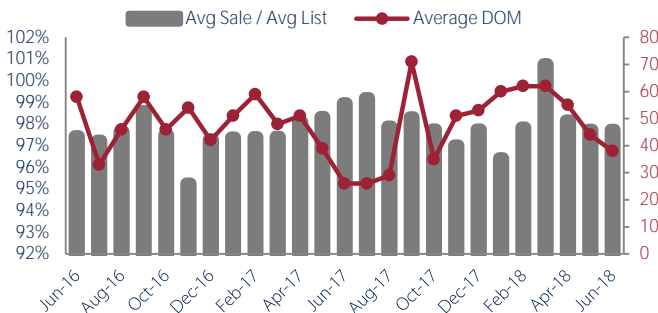
New Listings & Current Contracts

This month there were 119 homes newly listed for sale in Point Breeze and Grays Ferry compared to 125 in June 2017, a decrease of 5%. There were 74 current contracts pending sale this June compared to 89 a year ago. The number of current contracts is 17% 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 Point Breeze and Grays Ferry was 97.7% of the average list price, which is 1.2% lower than at this time last year.

Days On Market

This month, the average number of days on market was 38, higher than the average last year, which was 26, an increase of 46%.



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