



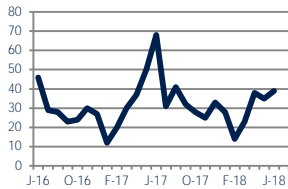
The Long & Foster Market Minute™

Focus On: Rittenhouse Square, Center City West, and Logan Square Housing Market

June 2018

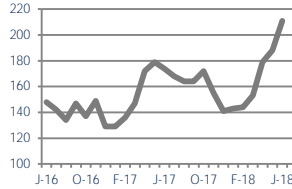
Zip Code(s): 19103

Units Sold
39



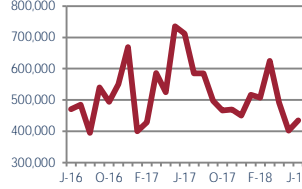
Down
Vs. Year Ago

Active Inventory
211



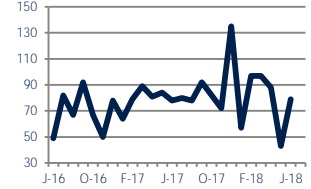
Up 21%
Vs. Year Ago

Median Sale Price
\$435,000



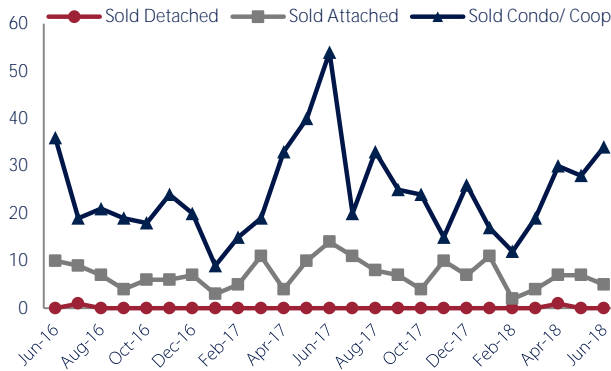
Down
Vs. Year Ago

Days On Market
79



Up 1%
Vs. Year Ago

Units Sold*



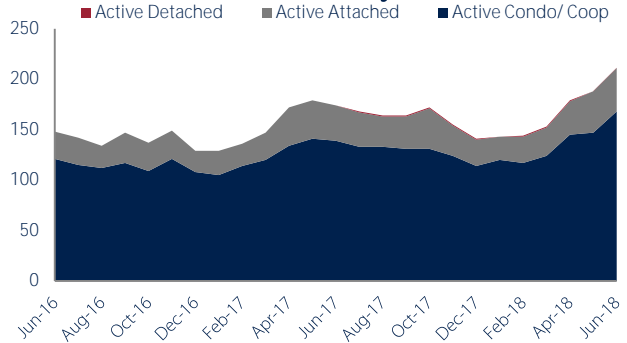
Units Sold

With relatively few transactions, there was an increase in total units sold in June, with 39 sold this month in Rittenhouse Square, Center City West, and Logan Square. This month's total units sold was lower than at this time last year, a decrease from June 2017.

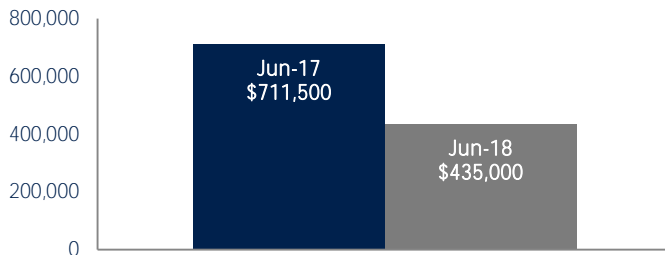
Active Inventory

Versus last year, the total number of homes available this month is higher by 37 units or 21%. The total number of active inventory this June was 211 compared to 174 in June 2017. This month's total of 211 is higher than the previous month's total supply of available inventory of 188, an increase of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last June, the median sale price for Rittenhouse Square, Center City West, and Logan Square Homes was \$711,500. This June, the median sale price was \$435,000, a decrease of \$276,500 compared to last year. The current median sold price is higher than in May. Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



Rittenhouse Square, Center City West, and Logan Square are defined as properties listed in zip code/s 19103.

*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.

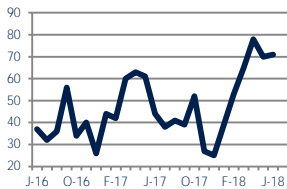




Zip Code(s): 19103

New Listings

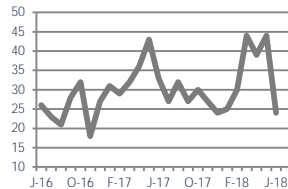
71



Up 61%
Vs. Year Ago

Current Contracts

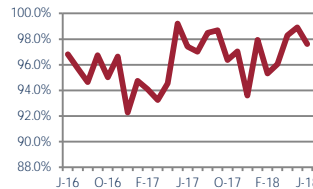
24



Down -27%
Vs. Year Ago

Sold Vs. List Price

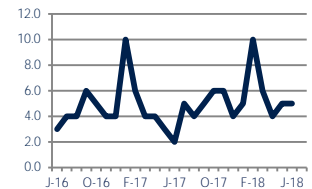
97.6%



No Change
Vs. Year Ago

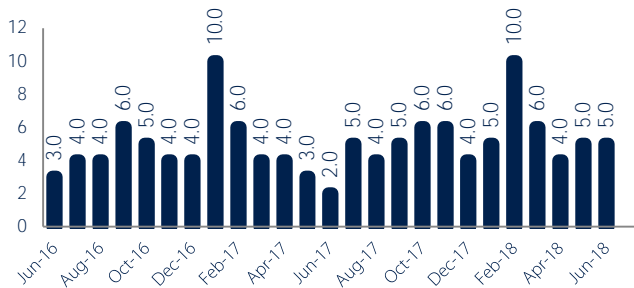
Months of Supply

5.0



Up 150%
Vs. Year Ago

Months Of Supply



Months of Supply

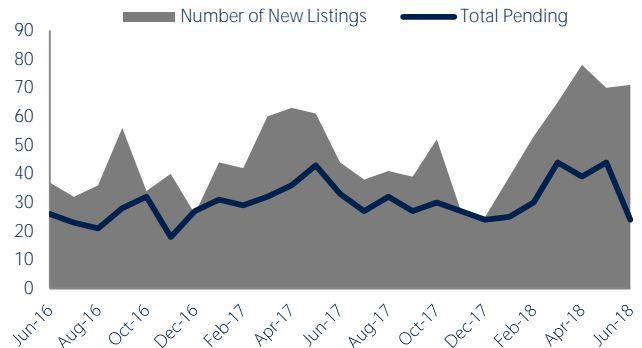
In June, there was 5.4 months of supply available in Rittenhouse Square, Center City West, and Logan Square, compared to 2.6 in June 2017. That is an increase of 111% versus a year ago.

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.

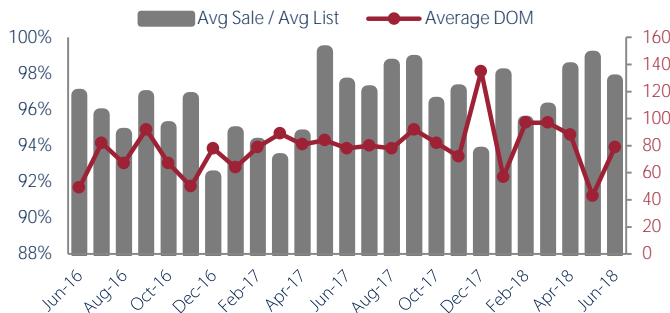
New Listings & Current Contracts

This month there were 71 homes newly listed for sale in Rittenhouse Square, Center City West, and Logan Square compared to 44 in June 2017, an increase of 61%. There were 24 current contracts pending sale this June compared to 33 a year ago. The number of current contracts is 27% 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 Rittenhouse Square, Center City West, and Logan Square 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 79, higher than the average last year, which was 78, an increase of 1%.



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