



# The Long & Foster Market Minute™

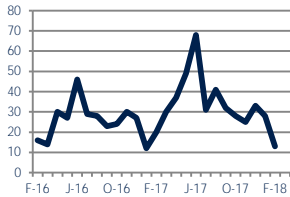
**Focus On:** Rittenhouse Square, Center City West, and Logan Square Housing Market

February 2018

Zip Code(s): 19103

## Units Sold

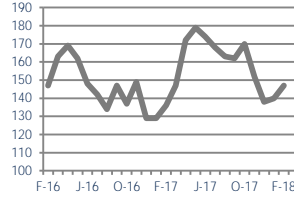
13



**Down**  
Vs. Year Ago

## Active Inventory

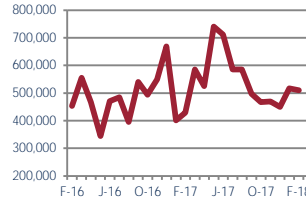
147



**Up 8%**  
Vs. Year Ago

## Median Sale Price

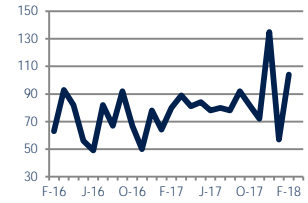
\$510,000



**Up 19%**  
Vs. Year Ago

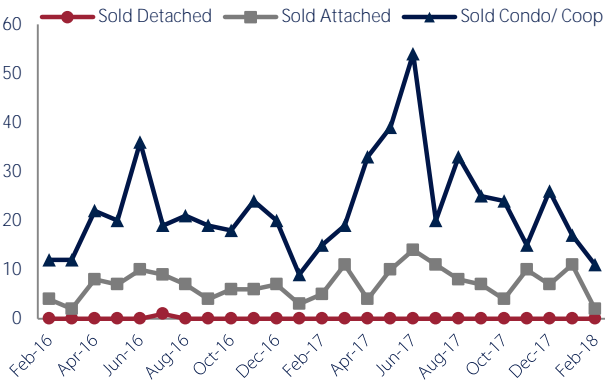
## Days On Market

104



**Up 30%**  
Vs. Year Ago

### Units Sold\*



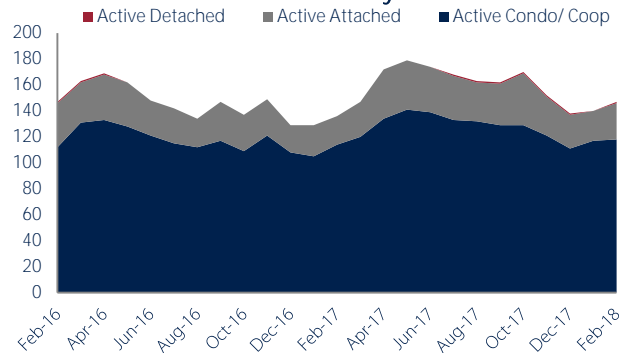
## Units Sold

With relatively few transactions, there was a decrease in total units sold in February, with 13 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 February 2017.

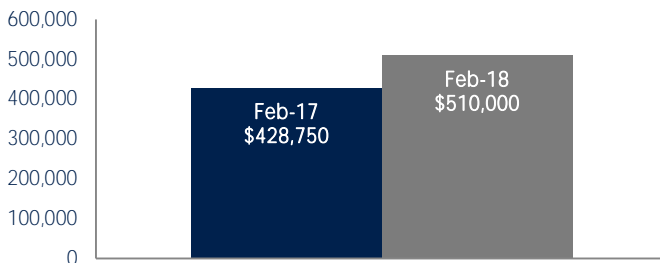
## Active Inventory

Versus last year, the total number of homes available this month is higher by 11 units or 8%. The total number of active inventory this February was 147 compared to 136 in February 2017. This month's total of 147 is higher than the previous month's total supply of available inventory of 140, an increase of 5%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last February, the median sale price for Rittenhouse Square, Center City West, and Logan Square Homes was \$428,750. This February, the median sale price was \$510,000, an increase of 19% or \$81,250 compared to last year. The current median sold price is 1% 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.



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.

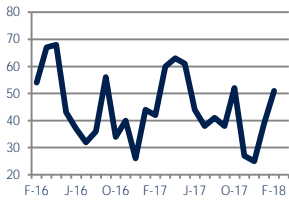
Information included in this report is based on data supplied by TREND and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of TREND or Long & Foster Real Estate, Inc.



Zip Code(s): 19103

### New Listings

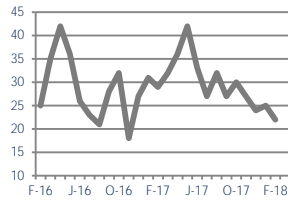
51



Up 21%  
Vs. Year Ago

### Current Contracts

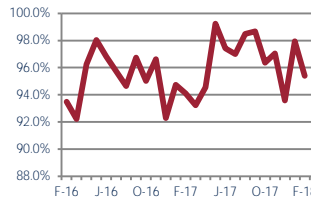
22



Down -24%  
Vs. Year Ago

### Sold Vs. List Price

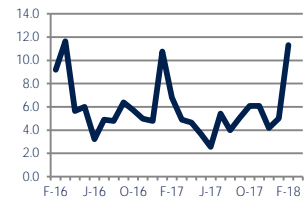
95.4%



Up 1.4%  
Vs. Year Ago

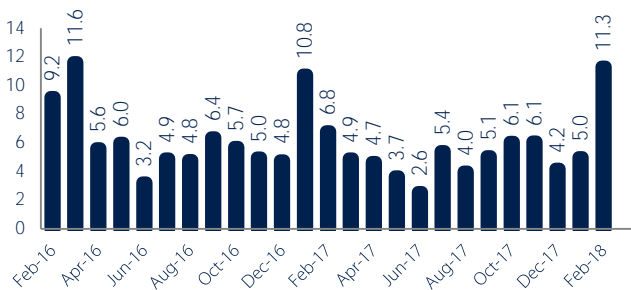
### Months of Supply

11.3



Up  
Vs. Year Ago

### Months Of Supply



### Months of Supply

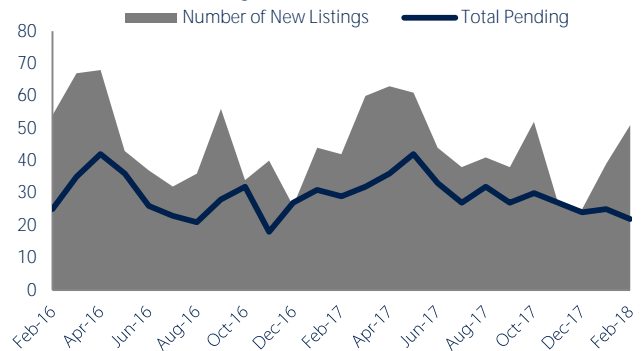
In February, there was 11.3 months of supply available in Rittenhouse Square, Center City West, and Logan Square, compared to 6.8 in February 2017. That is an increase versus a year ago.

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.

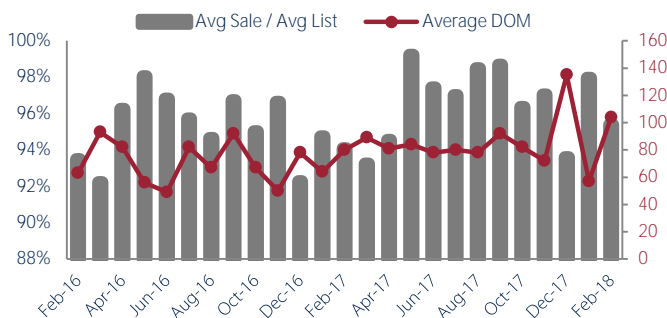
### New Listings & Current Contracts

This month there were 51 homes newly listed for sale in Rittenhouse Square, Center City West, and Logan Square compared to 42 in February 2017, an increase of 21%. There were 22 current contracts pending sale this February compared to 29 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 Rittenhouse Square, Center City West, and Logan Square was 95.4% of the average list price, which is 1.3% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 104, higher than the average last year, which was 80, an increase of 30%.



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.

