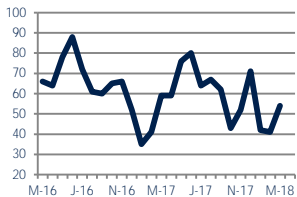




Zip Code(s): 19148

Units Sold

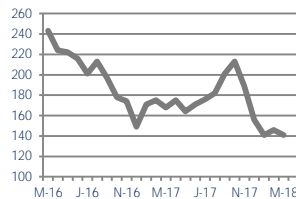
54



Down -8%
Vs. Year Ago

Active Inventory

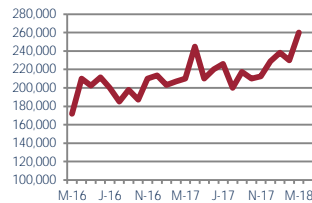
141



Down -16%
Vs. Year Ago

Median Sale Price

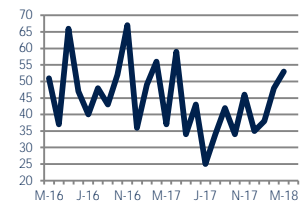
\$260,000



Up 24%
Vs. Year Ago

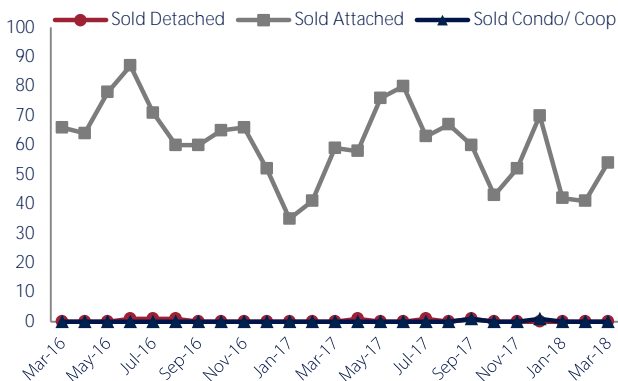
Days On Market

53



Up 43%
Vs. Year Ago

Units Sold*



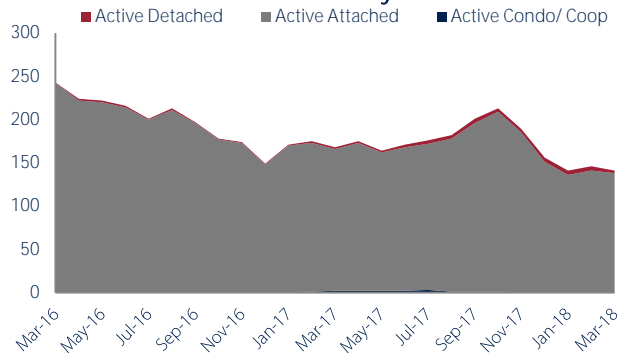
Units Sold

There was an increase in total units sold in March, with 54 sold this month in South Philadelphia East versus 41 last month, an increase of 32%. This month's total units sold was lower than at this time last year, a decrease of 8% versus March 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 27 units or 16%. The total number of active inventory this March was 141 compared to 168 in March 2017. This month's total of 141 is lower than the previous month's total supply of available inventory of 146, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for South Philadelphia East Homes was \$210,000. This March, the median sale price was \$260,000, an increase of 24% or \$50,000 compared to last year. The current median sold price is 13% higher than in February.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



South Philadelphia East are defined as properties listed in zip code/s 19148.

*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.



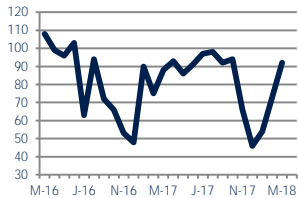
Focus On: South Philadelphia East Housing Market

March 2018

Zip Code(s): 19148

New Listings

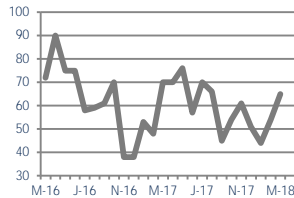
92



Up 5%
Vs. Year Ago

Current Contracts

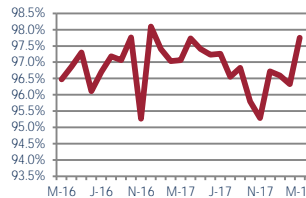
65



Down -7%
Vs. Year Ago

Sold Vs. List Price

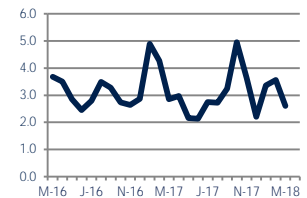
97.8%



Up 0.7%
Vs. Year Ago

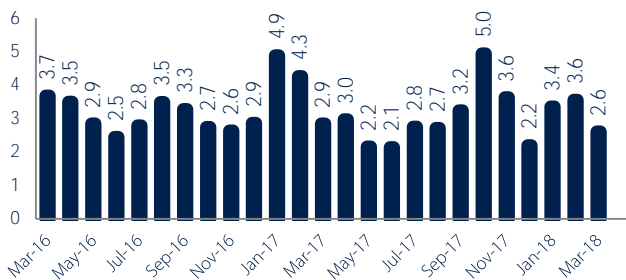
Months of Supply

2.6



Down -8%
Vs. Year Ago

Months Of Supply



Months of Supply

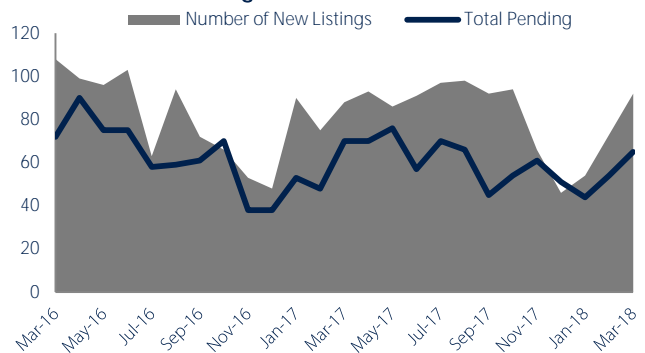
In March, there was 2.6 months of supply available in South Philadelphia East, compared to 2.8 in March 2017. That is a decrease of 8% versus a year ago.

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.

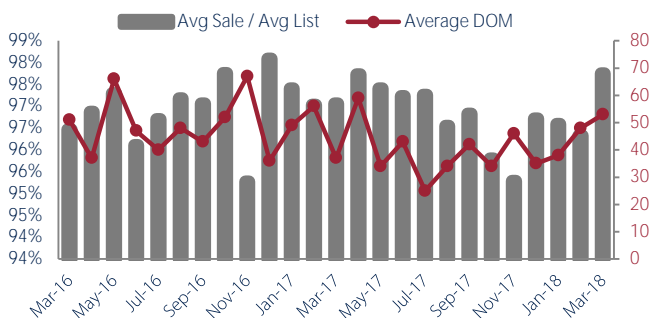
New Listings & Current Contracts

This month there were 92 homes newly listed for sale in South Philadelphia East compared to 88 in March 2017, an increase of 5%. There were 65 current contracts pending sale this March compared to 70 a year ago. The number of current contracts is 7% lower than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in South Philadelphia East was 97.8% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 53, higher than the average last year, which was 37, an increase of 43%.



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