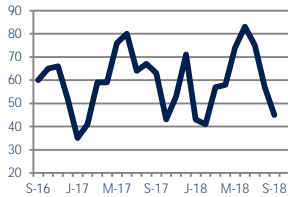


Zip Code(s): 19148

Units Sold

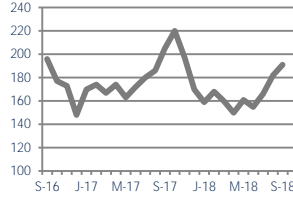
45



Down -29%
Vs. Year Ago

Active Inventory

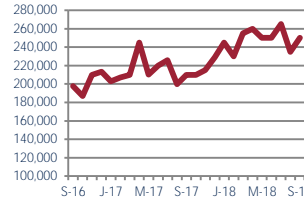
191



Down -7%
Vs. Year Ago

Median Sale Price

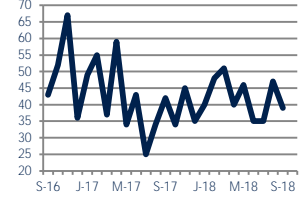
\$250,000



Up 19%
Vs. Year Ago

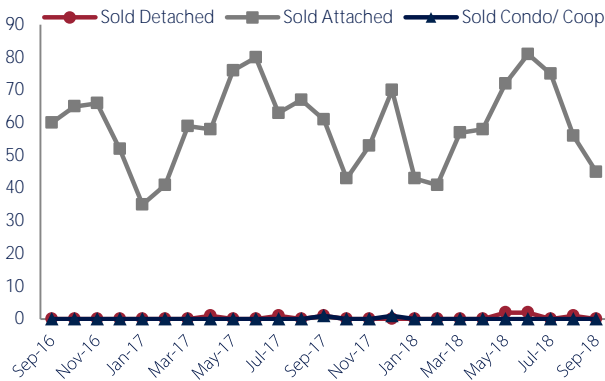
Days On Market

39



Down -7%
Vs. Year Ago

Units Sold*



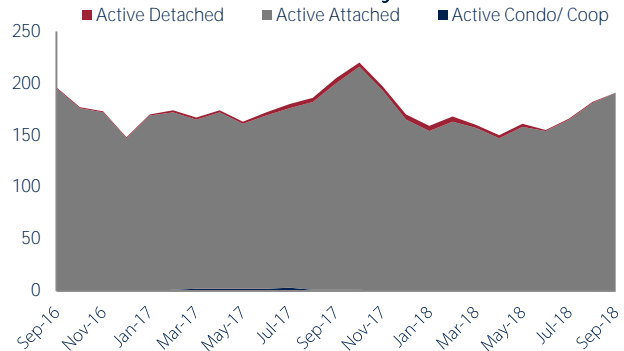
Units Sold

There was a decrease in total units sold in September, with 45 sold this month in South Philadelphia East versus 57 last month, a decrease of 21%. This month's total units sold was lower than at this time last year, a decrease of 29% versus September 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 7%. The total number of active inventory this September was 191 compared to 205 in September 2017. This month's total of 191 is higher than the previous month's total supply of available inventory of 182, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for South Philadelphia East Homes was \$210,000. This September, the median sale price was \$250,000, an increase of 19% or \$40,000 compared to last year. The current median sold price is 6% higher than in August.

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.





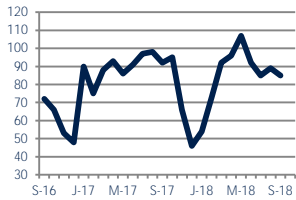
Focus On: South Philadelphia East Housing Market

September 2018

Zip Code(s): 19148

New Listings

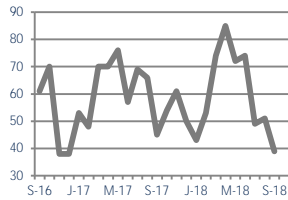
85



Down -8%
Vs. Year Ago

Current Contracts

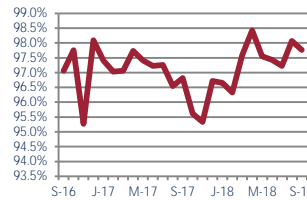
39



Down -13%
Vs. Year Ago

Sold Vs. List Price

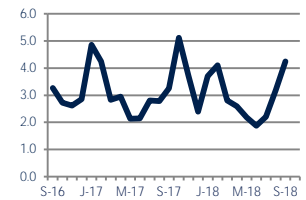
97.8%



Up 1%
Vs. Year Ago

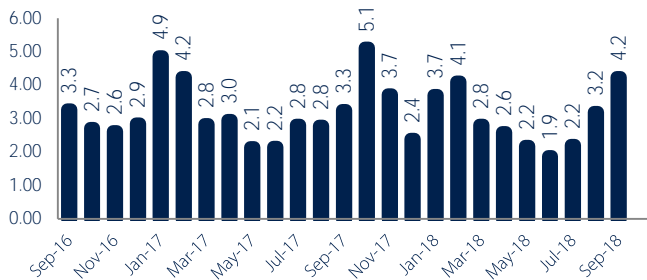
Months of Supply

4.2



Up 30%
Vs. Year Ago

Months Of Supply



Months of Supply

In September, there was 4.2 months of supply available in South Philadelphia East, compared to 3.3 in September 2017. That is an increase of 30% versus a year ago.

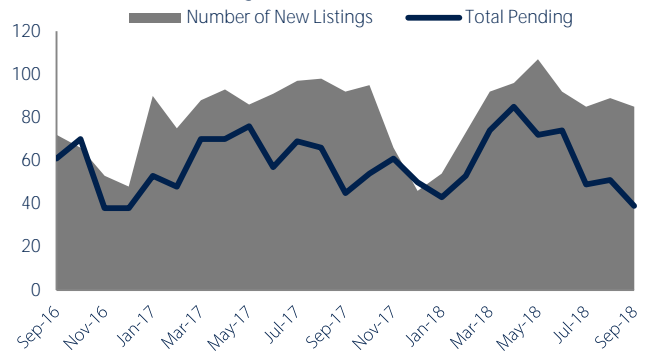
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

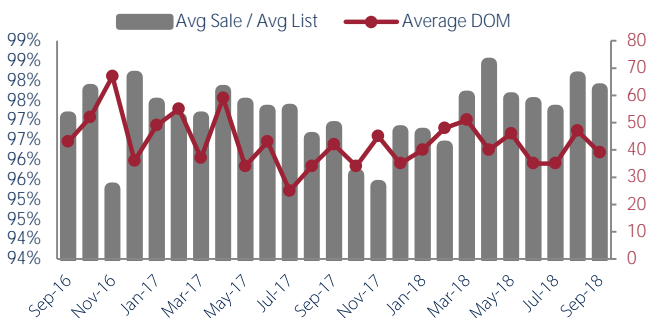
This month there were 85 homes newly listed for sale in South Philadelphia East compared to 92 in September 2017, a decrease of 8%.

There were 39 current contracts pending sale this September compared to 45 a year ago. The number of current contracts is 13% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in South Philadelphia East was 97.8% of the average list price, which is 1.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 39, lower than the average last year, which was 42, a decrease of 7%.



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.

