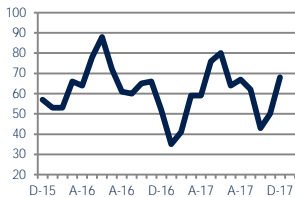


Zip Code(s): 19148

**Units Sold**

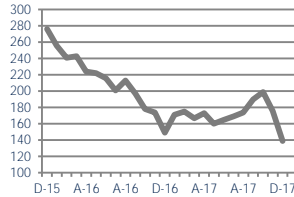
68



Up 31%  
Vs. Year Ago

**Active Inventory**

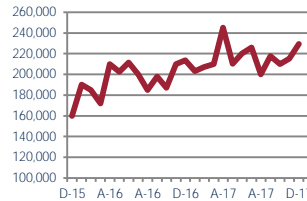
139



Down -7%  
Vs. Year Ago

**Median Sale Price**

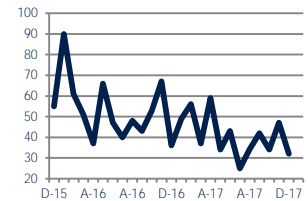
\$229,500



Up 7%  
Vs. Year Ago

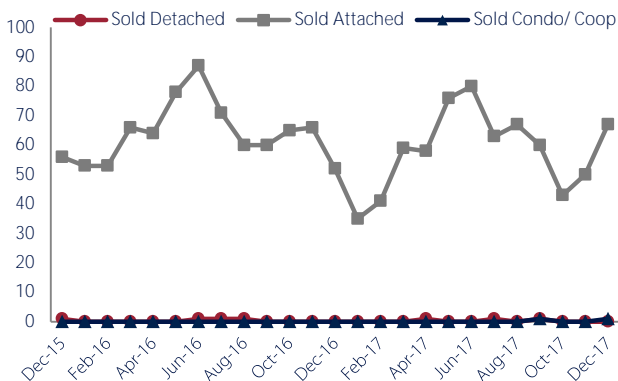
**Days On Market**

32



Down -11%  
Vs. Year Ago

**Units Sold\***



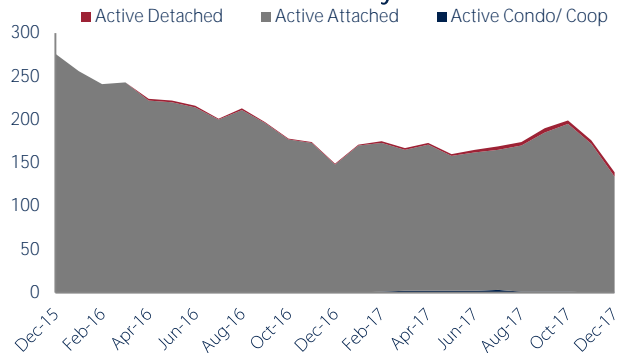
**Units Sold**

There was an increase in total units sold in December, with 68 sold this month in South Philadelphia East. This month's total units sold was higher than at this time last year.

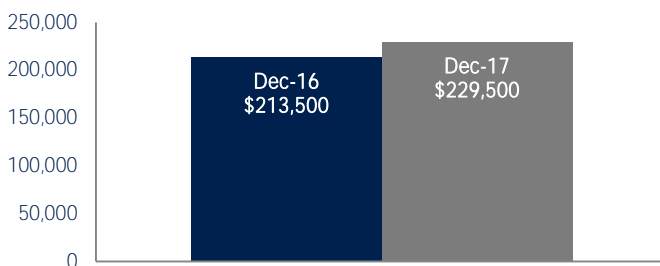
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 10 units or 7%. The total number of active inventory this December was 139 compared to 149 in December 2016. This month's total of 139 is lower than the previous month's total supply of available inventory of 176, a decrease of 21%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last December, the median sale price for South Philadelphia East Homes was \$213,500. This December, the median sale price was \$229,500, an increase of 7% or \$16,000 compared to last year. The current median sold price is 7% higher than in November.

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.



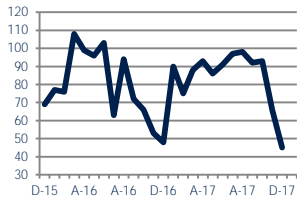
## Focus On: South Philadelphia East Housing Market

December 2017

Zip Code(s): 19148

### New Listings

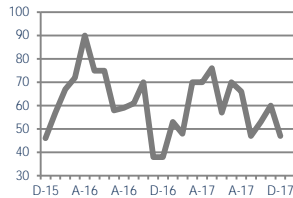
45



Down -6%  
Vs. Year Ago

### Current Contracts

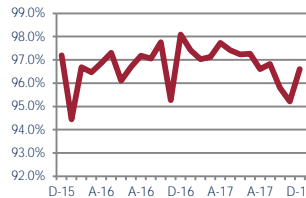
47



Up 24%  
Vs. Year Ago

### Sold Vs. List Price

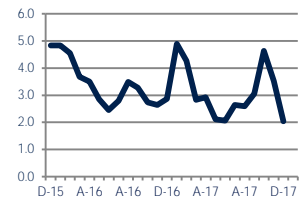
96.6%



Down -1.5%  
Vs. Year Ago

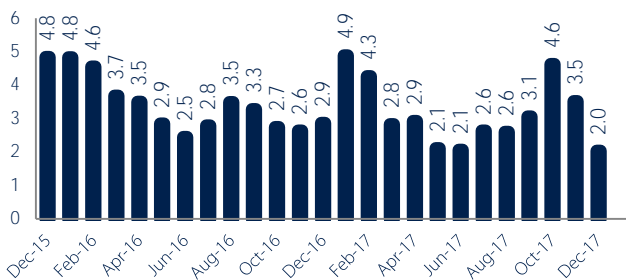
### Months of Supply

2.0



Down -29%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

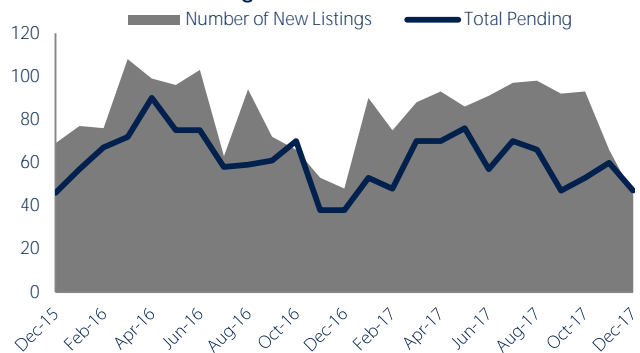
In December, there was 2.0 months of supply available in South Philadelphia East, compared to 2.9 in December 2016. That is a decrease of 29% versus a year ago.

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.

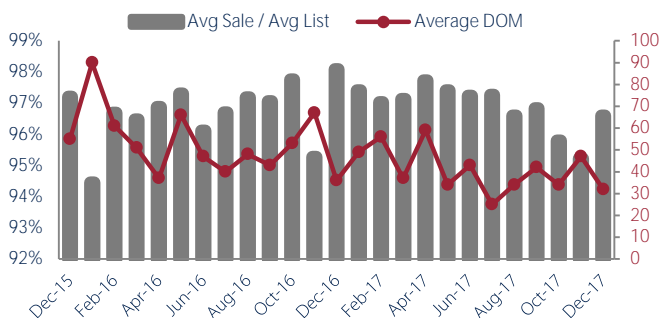
### New Listings & Current Contracts

This month there were 45 homes newly listed for sale in South Philadelphia East compared to 48 in December 2016, a decrease of 6%. There were 47 current contracts pending sale this December compared to 38 a year ago. The number of current contracts is 24% higher than last December.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In December, the average sale price in South Philadelphia East was 96.6% of the average list price, which is 1.5% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 32, lower than the average last year, which was 36, a decrease of 11%.



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