

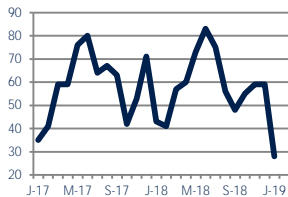
Focus On: South Philadelphia East Housing Market

January 2019

Zip Code(s): 19148

Units Sold

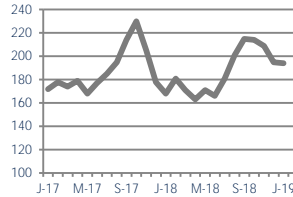
28



Down
Vs. Year Ago

Active Inventory

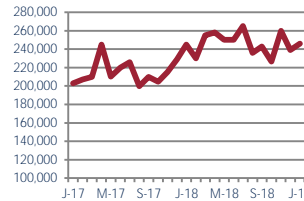
194



Up 15%
Vs. Year Ago

Median Sale Price

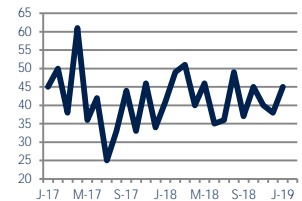
\$246,000



No Change
Vs. Year Ago

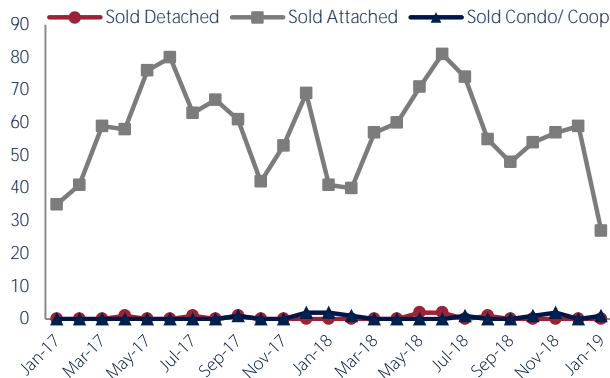
Days On Market

45



Up 10%
Vs. Year Ago

Units Sold*



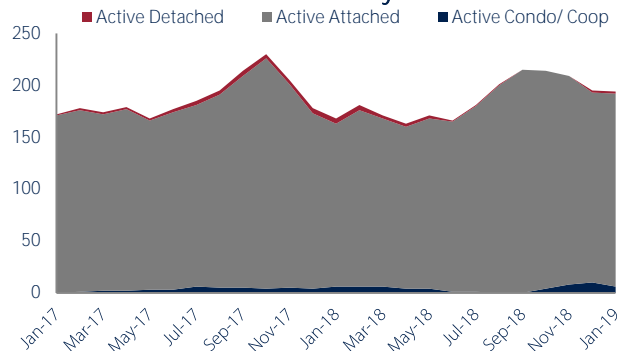
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 28 sold this month in South Philadelphia East. This month's total units sold was lower than at this time last year, a decrease from January 2018.

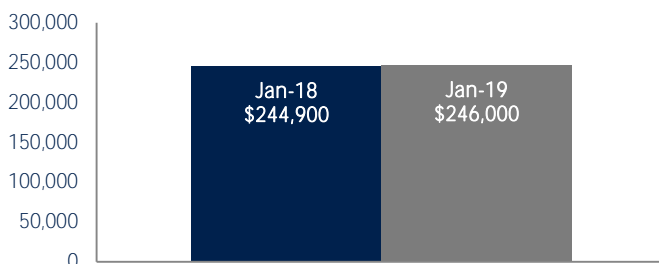
Active Inventory

Versus last year, the total number of homes available this month is higher by 26 units or 15%. The total number of active inventory this January was 194 compared to 168 in January 2018. This month's total of 194 is lower than the previous month's total supply of available inventory of 195, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for South Philadelphia East Homes was \$244,900. This January, the median sale price was \$246,000, which is similar compared to a year ago. The current median sold price is 3% higher than in December.

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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.





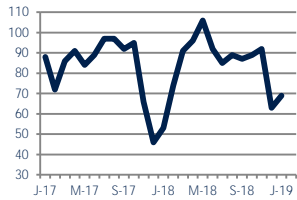
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Zip Code(s): 19148

New Listings

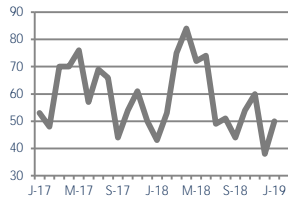
69



Up 30%
Vs. Year Ago

Current Contracts

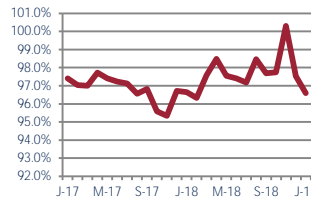
50



Up 16%
Vs. Year Ago

Sold Vs. List Price

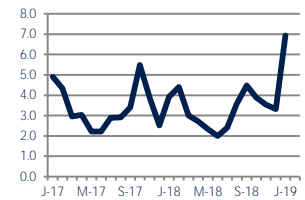
96.6%



No Change
Vs. Year Ago

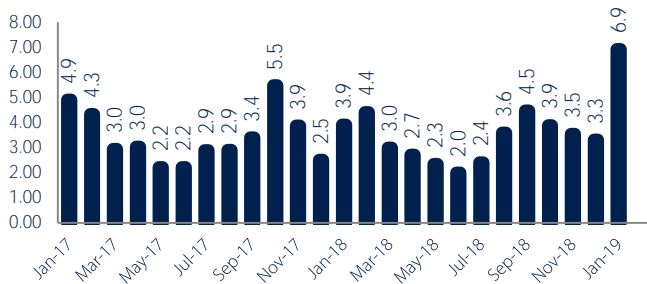
Months of Supply

6.9



Up 77%
Vs. Year Ago

Months Of Supply



Months of Supply

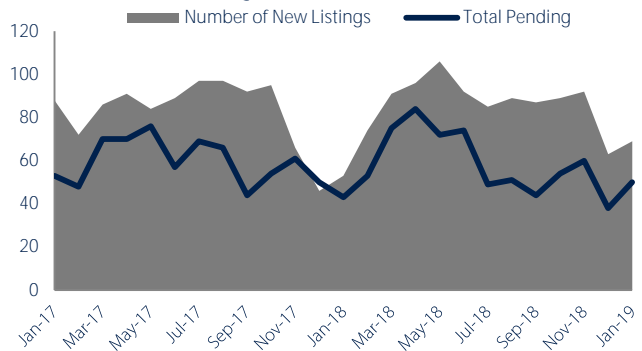
In January, there was 6.9 months of supply available in South Philadelphia East, compared to 3.9 in January 2018. That is an increase of 77% versus a year ago.

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.

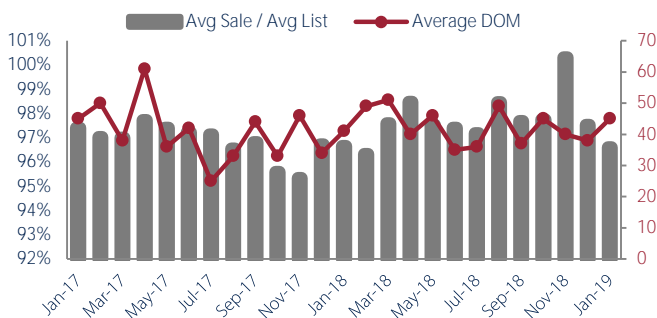
New Listings & Current Contracts

This month there were 69 homes newly listed for sale in South Philadelphia East compared to 53 in January 2018, an increase of 30%. There were 50 current contracts pending sale this January compared to 43 a year ago. The number of current contracts is 16% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in South Philadelphia East was 96.6% 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 45, higher than the average last year, which was 41, an increase of 10%.



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