

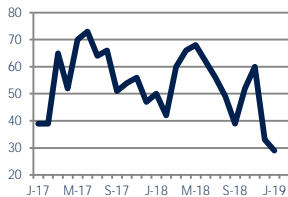
Focus On: South Philadelphia West Housing Market

January 2019

Zip Code(s): 19145

Units Sold

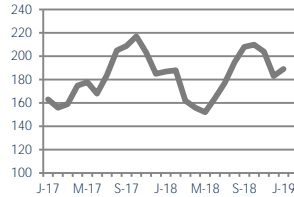
29



Down
Vs. Year Ago

Active Inventory

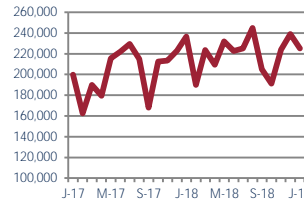
189



Up 1%
Vs. Year Ago

Median Sale Price

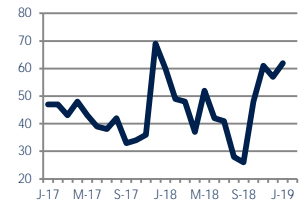
\$225,000



Down -5%
Vs. Year Ago

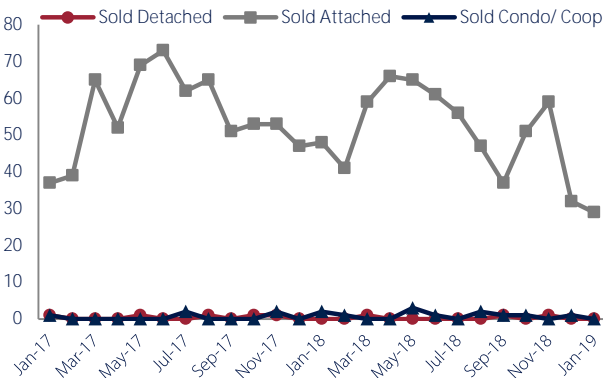
Days On Market

62



Up 3%
Vs. Year Ago

Units Sold*



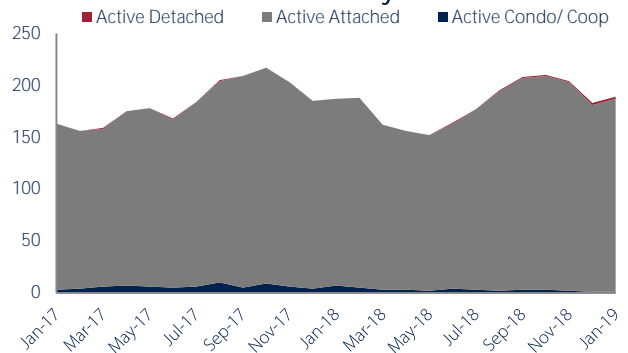
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 29 sold this month in South Philadelphia West. 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 2 units or 1%. The total number of active inventory this January was 189 compared to 187 in January 2018. This month's total of 189 is higher than the previous month's total supply of available inventory of 183, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for South Philadelphia West Homes was \$236,500. This January, the median sale price was \$225,000, a decrease of 5% or \$11,500 compared to last year. The current median sold price is 6% lower 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 West are defined as properties listed in zip code/s 19145.

*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.



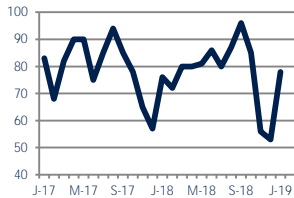
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January 2019

Zip Code(s): 19145

New Listings

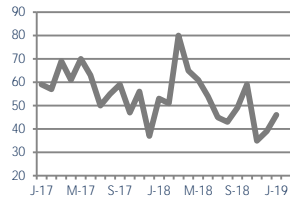
78



Up 3%
Vs. Year Ago

Current Contracts

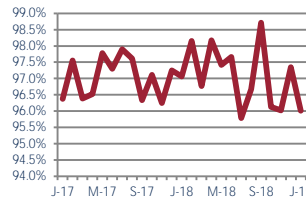
46



Down -13%
Vs. Year Ago

Sold Vs. List Price

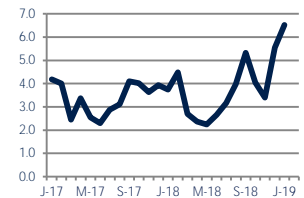
96.0%



Down -1.1%
Vs. Year Ago

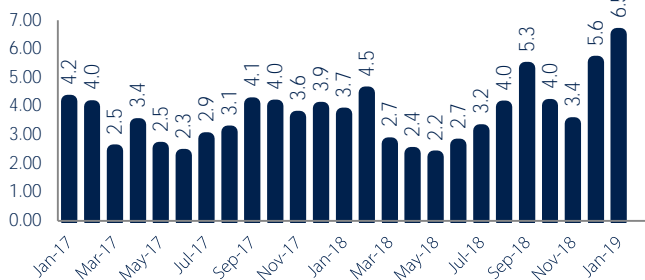
Months of Supply

6.5



Up 74%
Vs. Year Ago

Months Of Supply



Months of Supply

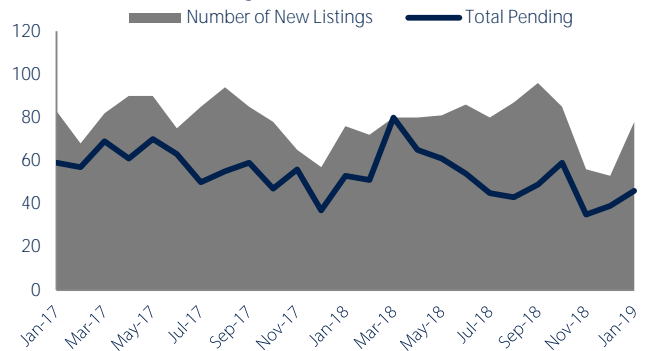
In January, there was 6.5 months of supply available in South Philadelphia West, compared to 3.7 in January 2018. That is an increase of 74% versus a year ago.

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.

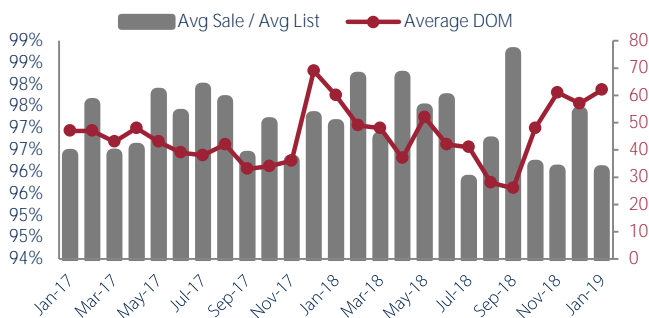
New Listings & Current Contracts

This month there were 78 homes newly listed for sale in South Philadelphia West compared to 76 in January 2018, an increase of 3%. There were 46 current contracts pending sale this January compared to 53 a year ago. The number of current contracts is 13% lower 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 West was 96.0% of the average list price, which is 1.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 62, higher than the average last year, which was 60, an increase of 3%.



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