

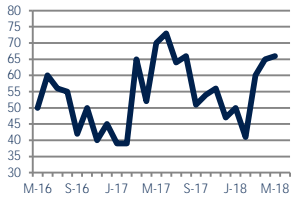
Focus On: South Philadelphia West Housing Market

May 2018

Zip Code(s): 19145

Units Sold

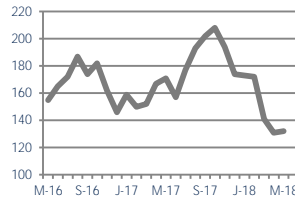
66



Down -6%
Vs. Year Ago

Active Inventory

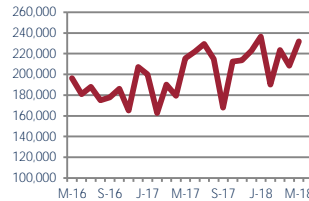
132



Down -23%
Vs. Year Ago

Median Sale Price

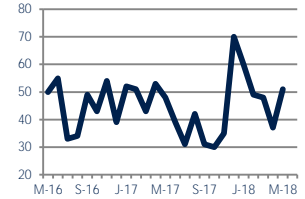
\$231,950



Up 8%
Vs. Year Ago

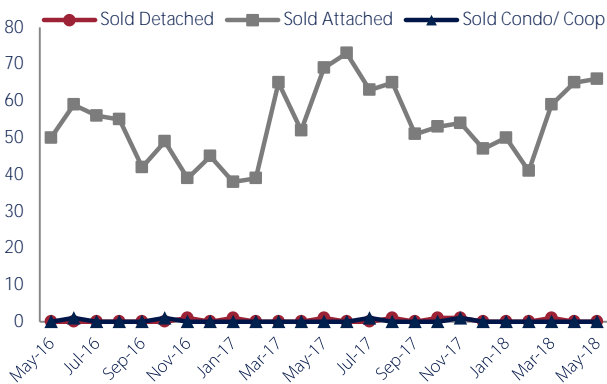
Days On Market

51



Up 6%
Vs. Year Ago

Units Sold*



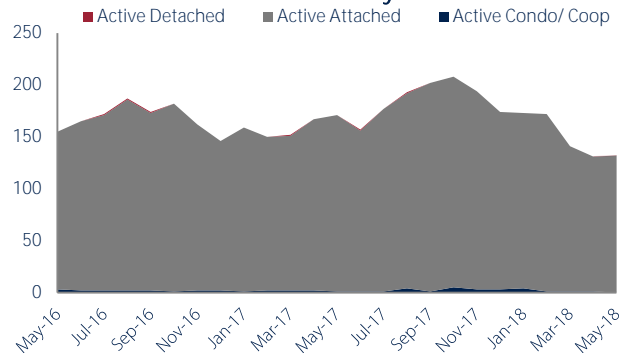
Units Sold

There was an increase in total units sold in May, with 66 sold this month in South Philadelphia West versus 65 last month, an increase of 2%. This month's total units sold was lower than at this time last year, a decrease of 6% versus May 2017.

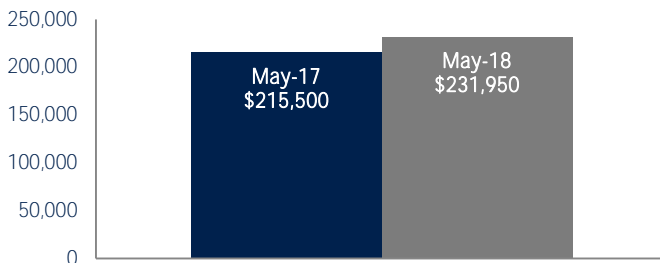
Active Inventory

Versus last year, the total number of homes available this month is lower by 39 units or 23%. The total number of active inventory this May was 132 compared to 171 in May 2017. This month's total of 132 is higher than the previous month's total supply of available inventory of 131, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for South Philadelphia West Homes was \$215,500. This May, the median sale price was \$231,950, an increase of 8% or \$16,450 compared to last year. The current median sold price is 11% higher than in April.

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 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.



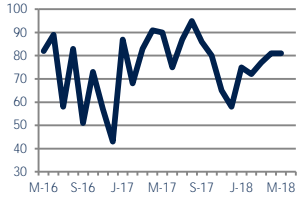
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Zip Code(s): 19145

New Listings

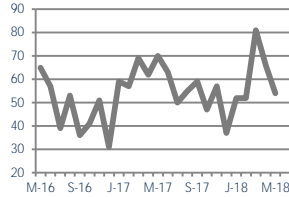
81



Down -10%
Vs. Year Ago

Current Contracts

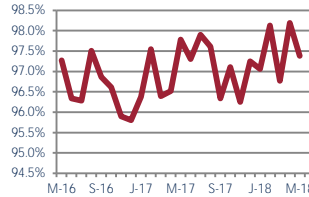
54



Down -23%
Vs. Year Ago

Sold Vs. List Price

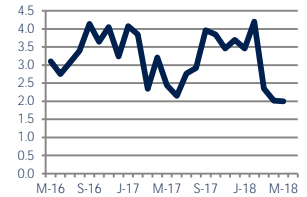
97.4%



No Change
Vs. Year Ago

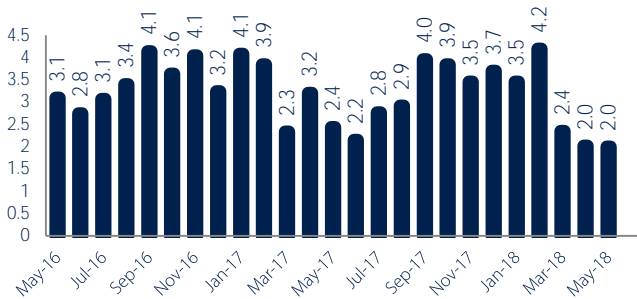
Months of Supply

2.0



Down -18%
Vs. Year Ago

Months Of Supply



Months of Supply

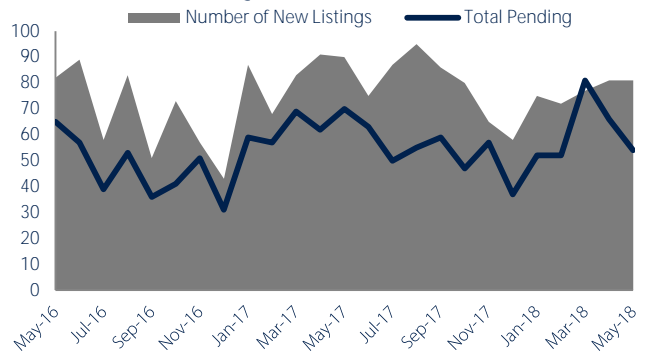
In May, there was 2.0 months of supply available in South Philadelphia West, compared to 2.4 in May 2017. That is a decrease of 18% versus a year ago.

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.

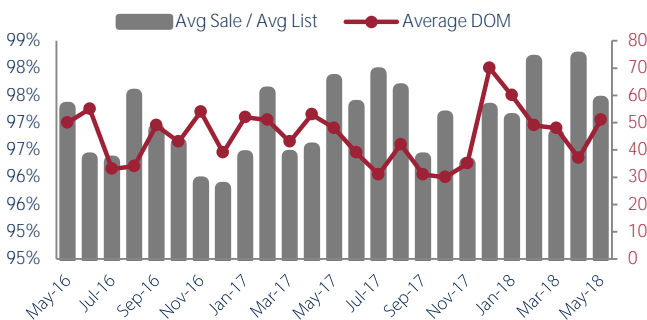
New Listings & Current Contracts

This month there were 81 homes newly listed for sale in South Philadelphia West compared to 90 in May 2017, a decrease of 10%. There were 54 current contracts pending sale this May compared to 70 a year ago. The number of current contracts is 23% lower than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in South Philadelphia West was 97.4% 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 51, higher than the average last year, which was 48, an increase of 6%.



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