

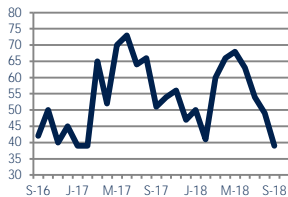
## Focus On: South Philadelphia West Housing Market

September 2018

Zip Code(s): 19145

### Units Sold

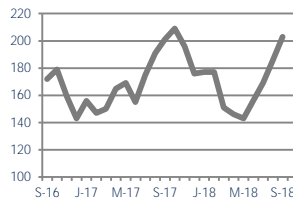
39



Down -24%  
Vs. Year Ago

### Active Inventory

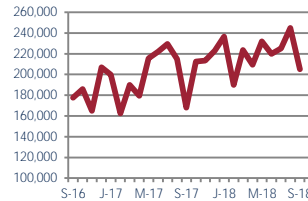
203



Up 1%  
Vs. Year Ago

### Median Sale Price

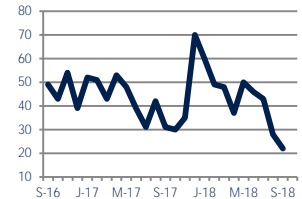
\$205,000



Up 22%  
Vs. Year Ago

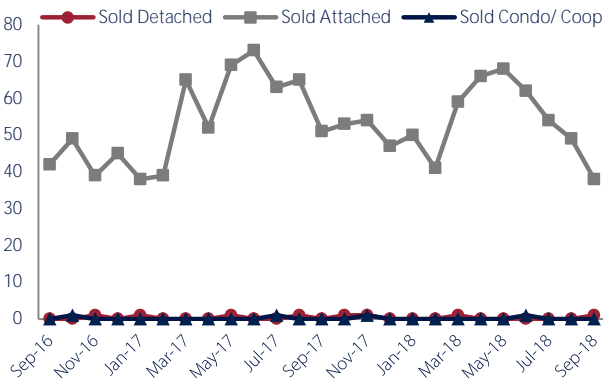
### Days On Market

22



Down -29%  
Vs. Year Ago

### Units Sold\*



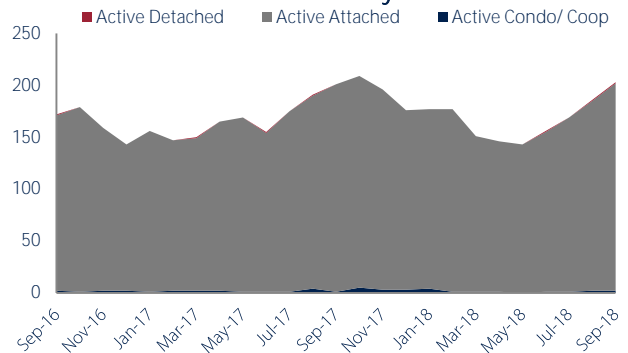
### Units Sold

There was a decrease in total units sold in September, with 39 sold this month in South Philadelphia West versus 49 last month, a decrease of 20%. This month's total units sold was lower than at this time last year, a decrease of 24% versus September 2017.

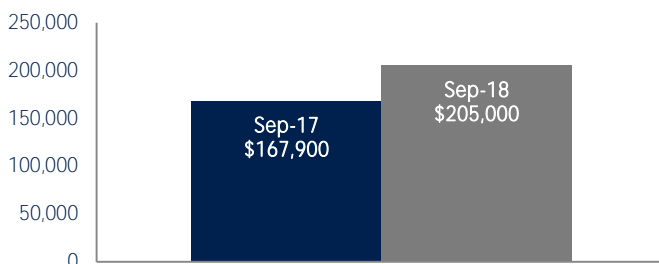
### Active Inventory

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 September was 203 compared to 201 in September 2017. This month's total of 203 is higher than the previous month's total supply of available inventory of 186, an increase of 9%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last September, the median sale price for South Philadelphia West Homes was \$167,900. This September, the median sale price was \$205,000, an increase of 22% or \$37,100 compared to last year. The current median sold price is 16% lower 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 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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INTERNATIONAL REAL ESTATE



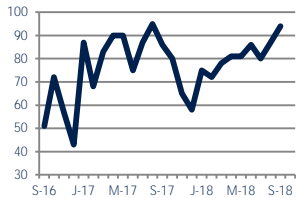
# Focus On: South Philadelphia West Housing Market

September 2018

Zip Code(s): 19145

## New Listings

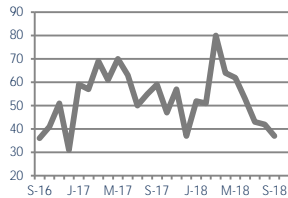
94



Up 9%  
Vs. Year Ago

## Current Contracts

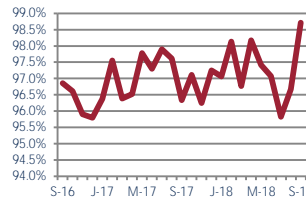
37



Down -37%  
Vs. Year Ago

## Sold Vs. List Price

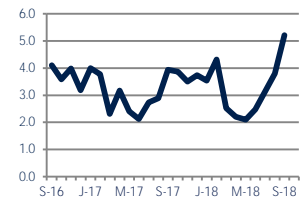
98.7%



Up 2.5%  
Vs. Year Ago

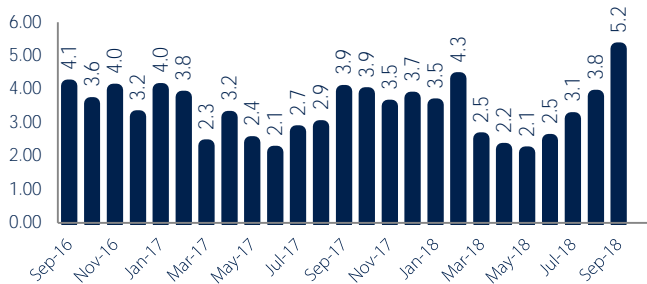
## Months of Supply

5.2



Up 32%  
Vs. Year Ago

## Months Of Supply



## Months of Supply

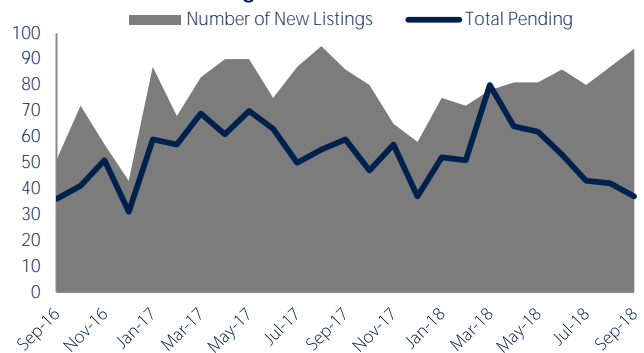
In September, there was 5.2 months of supply available in South Philadelphia West, compared to 3.9 in September 2017. That is an increase of 32% versus a year ago.

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.

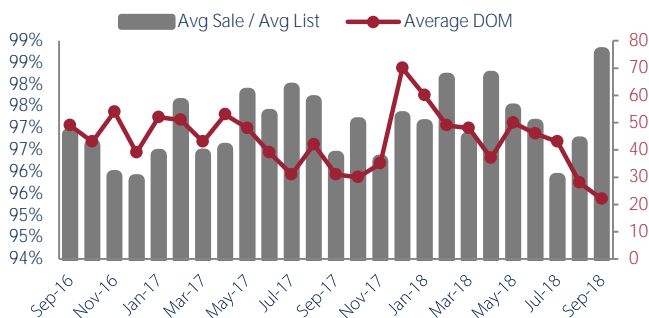
## New Listings & Current Contracts

This month there were 94 homes newly listed for sale in South Philadelphia West compared to 86 in September 2017, an increase of 9%. There were 37 current contracts pending sale this September compared to 59 a year ago. The number of current contracts is 37% 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 West was 98.7% of the average list price, which is 2.4% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 22, lower than the average last year, which was 31, a decrease of 29%.



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