



# The Long & Foster Market Minute™

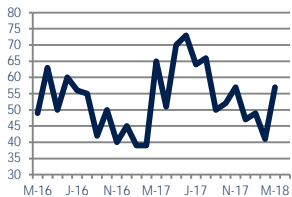
## Focus On: South Philadelphia West Housing Market

March 2018

Zip Code(s): 19145

### Units Sold

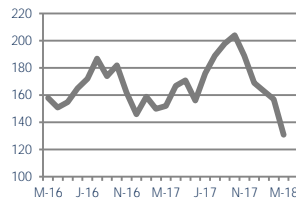
57



Down -12%  
Vs. Year Ago

### Active Inventory

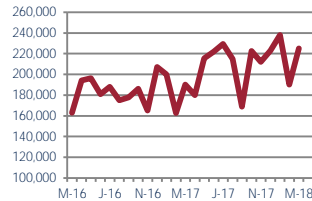
131



Down -14%  
Vs. Year Ago

### Median Sale Price

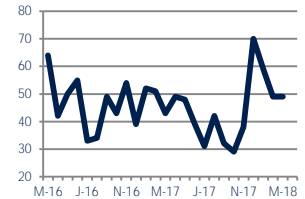
\$225,000



Up 18%  
Vs. Year Ago

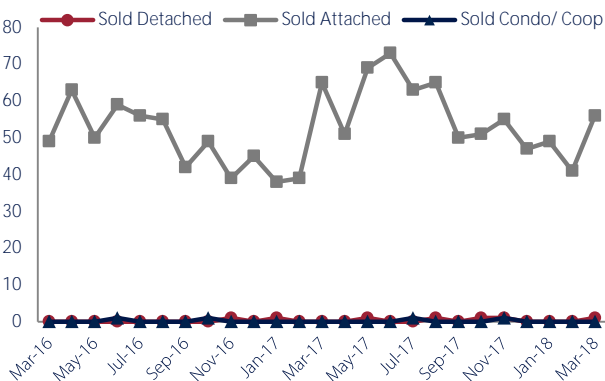
### Days On Market

49



Up 14%  
Vs. Year Ago

### Units Sold\*



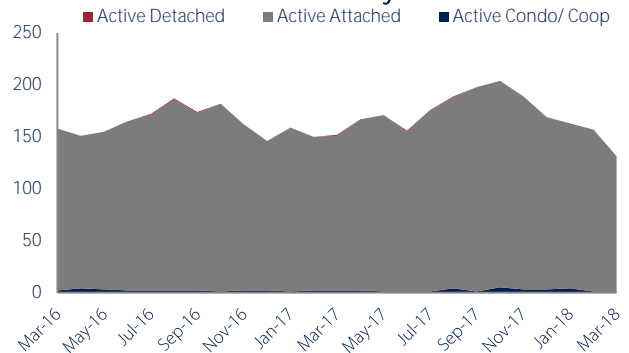
### Units Sold

There was an increase in total units sold in March, with 57 sold this month in South Philadelphia West. This month's total units sold was lower than at this time last year.

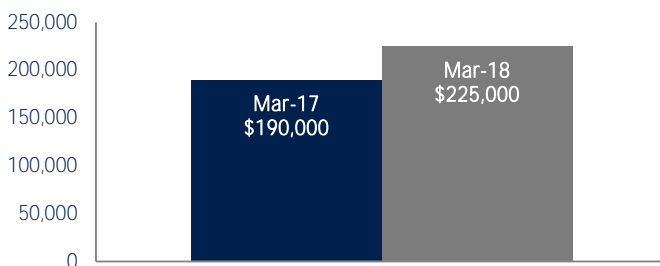
### Active Inventory

Versus last year, the total number of homes available this month is lower by 21 units or 14%. The total number of active inventory this March was 131 compared to 152 in March 2017. This month's total of 131 is lower than the previous month's total supply of available inventory of 157, a decrease of 17%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last March, the median sale price for South Philadelphia West Homes was \$190,000. This March, the median sale price was \$225,000, an increase of 18% or \$35,000 compared to last year. The current median sold price is 18% higher than in February.

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 TRiND 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 TRiND or Long & Foster Real Estate, Inc.



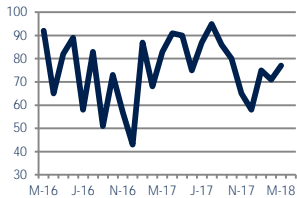
# Focus On: South Philadelphia West Housing Market

March 2018

Zip Code(s): 19145

## New Listings

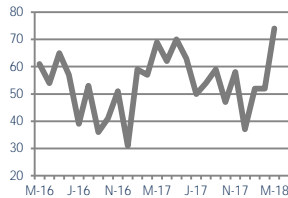
77



Down -7%  
Vs. Year Ago

## Current Contracts

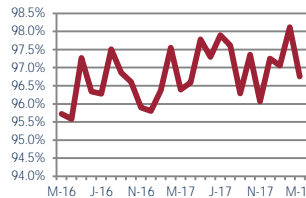
74



Up 7%  
Vs. Year Ago

## Sold Vs. List Price

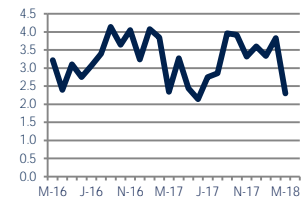
96.8%



No Change  
Vs. Year Ago

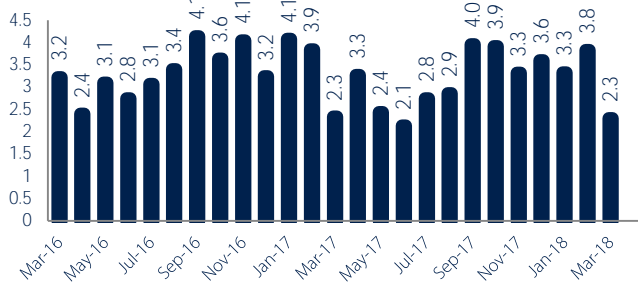
## Months of Supply

2.3



No Change  
Vs. Year Ago

## Months Of Supply



## Months of Supply

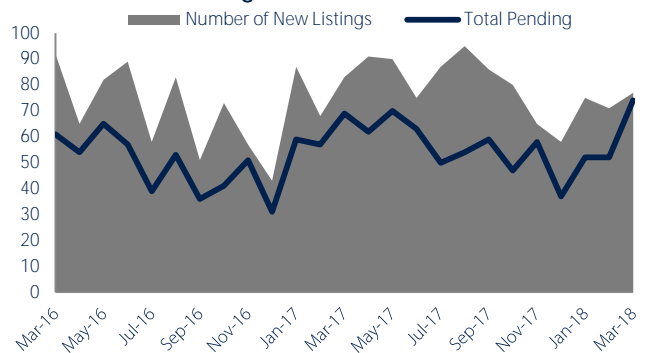
In March, there was 2.3 months of supply available in South Philadelphia West. The amount of supply is similar compared to a year ago.

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.

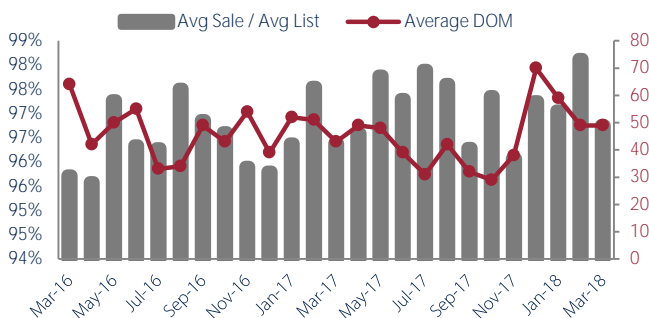
## New Listings & Current Contracts

This month there were 77 homes newly listed for sale in South Philadelphia West compared to 83 in March 2017, a decrease of 7%. There were 74 current contracts pending sale this March compared to 69 a year ago. The number of current contracts is 7% higher than last March.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In March, the average sale price in South Philadelphia West was 96.8% 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 49, higher than the average last year, which was 43, an increase of 14%.



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