



The Long & Foster Market Minute™

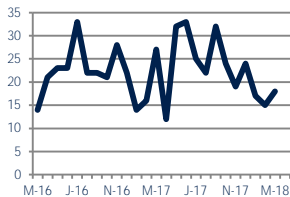
Focus On: Southwest Philadelphia Housing Market

March 2018

Zip Code(s): 19142 and 19153

Units Sold

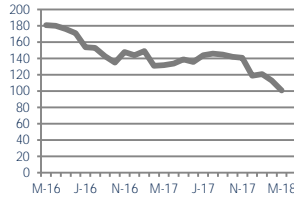
18



Down -33%
Vs. Year Ago

Active Inventory

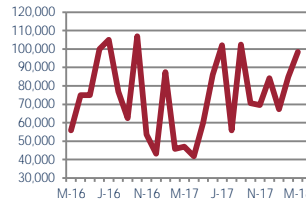
101



Down -23%
Vs. Year Ago

Median Sale Price

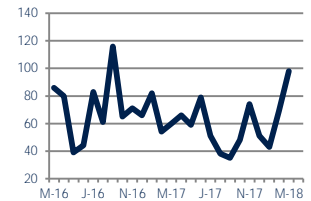
\$98,500



Up
Vs. Year Ago

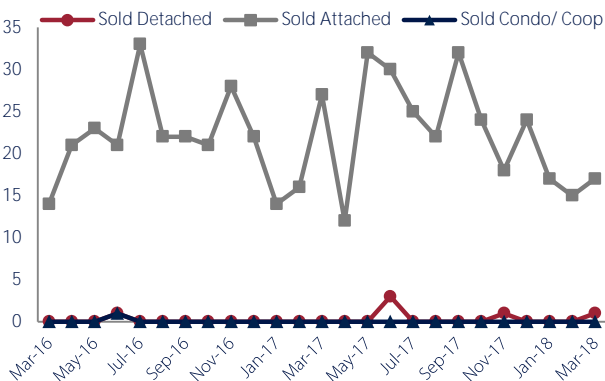
Days On Market

98



Up
Vs. Year Ago

Units Sold*



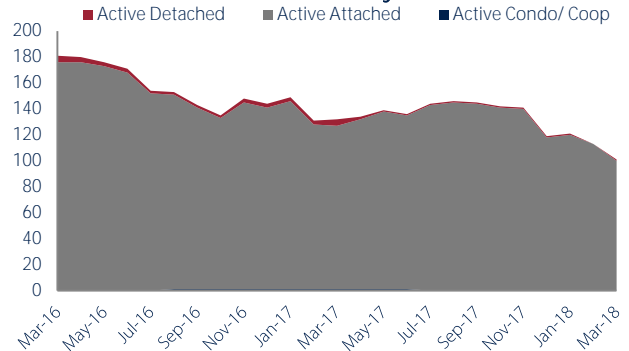
Units Sold

There was an increase in total units sold in March, with 18 sold this month in Southwest Philadelphia versus 15 last month, an increase of 20%. This month's total units sold was lower than at this time last year, a decrease of 33% versus March 2017.

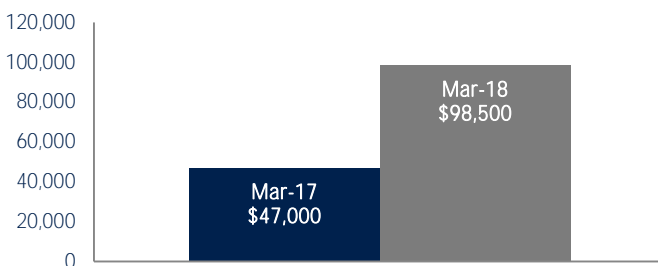
Active Inventory

Versus last year, the total number of homes available this month is lower by 31 units or 23%. The total number of active inventory this March was 101 compared to 132 in March 2017. This month's total of 101 is lower than the previous month's total supply of available inventory of 113, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last March, the median sale price for Southwest Philadelphia Homes was \$47,000. This March, the median sale price was \$98,500, an increase of \$51,500 compared to last year. The current median sold price is 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.

Southwest Philadelphia are defined as properties listed in zip code/s 19142 and 19153.

*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



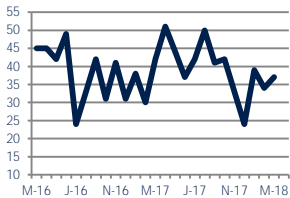
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March 2018

Zip Code(s): 19142 and 19153

New Listings

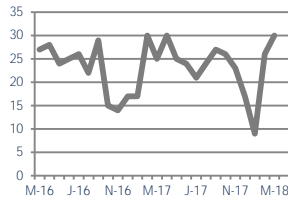
37



Down -12%
Vs. Year Ago

Current Contracts

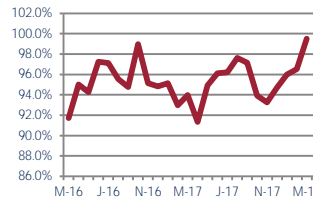
30



Up 20%
Vs. Year Ago

Sold Vs. List Price

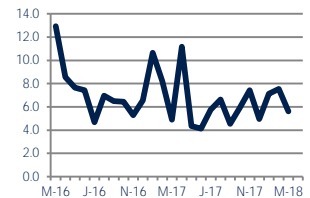
99.5%



Up
Vs. Year Ago

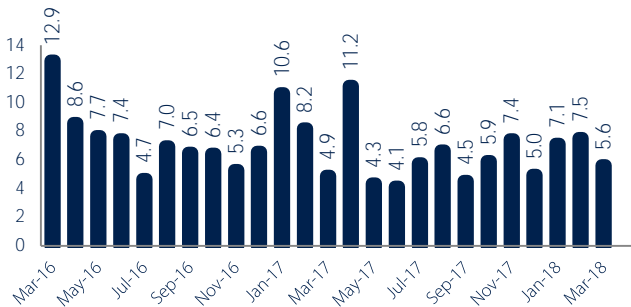
Months of Supply

5.6



Up 15%
Vs. Year Ago

Months Of Supply



Months of Supply

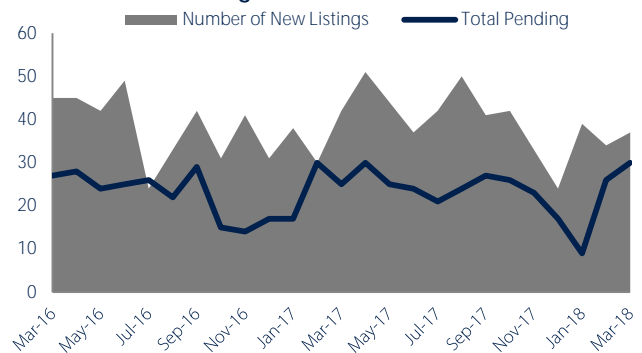
In March, there was 5.6 months of supply available in Southwest Philadelphia, compared to 4.9 in March 2017. That is an increase of 15% versus a year ago.

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.

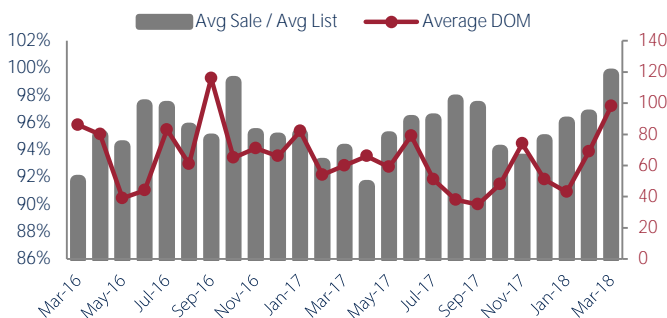
New Listings & Current Contracts

This month there were 37 homes newly listed for sale in Southwest Philadelphia compared to 42 in March 2017, a decrease of 12%. There were 30 current contracts pending sale this March compared to 25 a year ago. The number of current contracts is 20% 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 Southwest Philadelphia was 99.5% of the average list price, which is higher than at this time last year.

Days On Market

This month, the average number of days on market was 98, higher than the average last year, which was 60. This increase was impacted by the limited number of sales.

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