



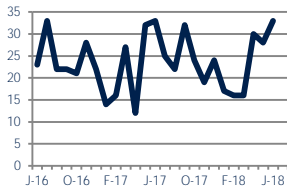
The Long & Foster Market Minute™

Focus On: Southwest Philadelphia Housing Market

June 2018

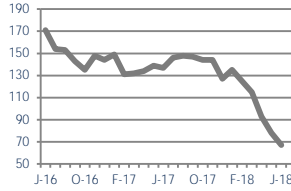
Zip Code(s): 19142 and 19153

Units Sold
33



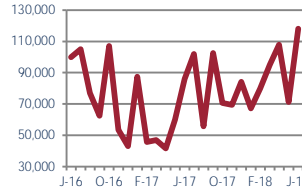
No Change
Vs. Year Ago

Active Inventory
67



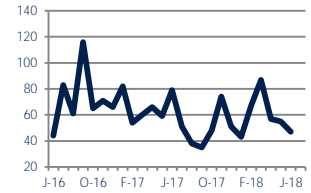
Down -51%
Vs. Year Ago

Median Sale Price
\$118,000



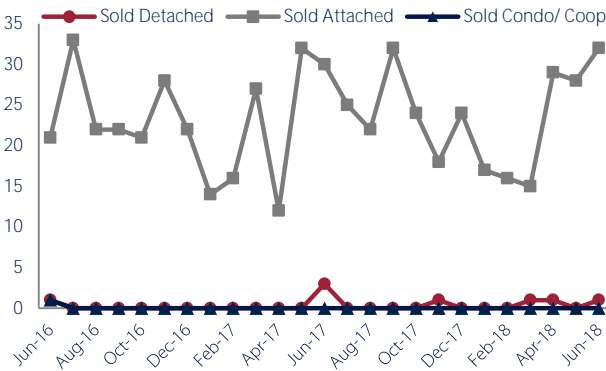
Up
Vs. Year Ago

Days On Market
47



Down -41%
Vs. Year Ago

Units Sold*



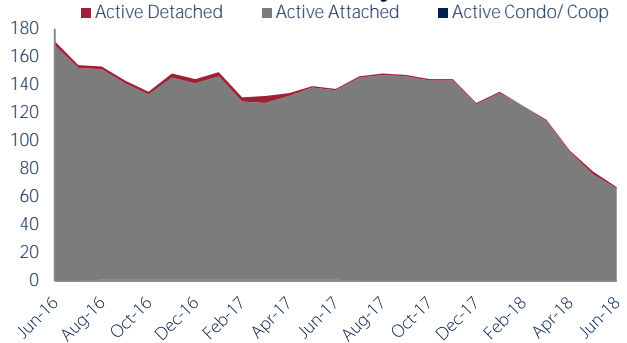
Units Sold

There was an increase in total units sold in June, with 33 sold this month in Southwest Philadelphia, an increase of 18%. This month's total units sold is similar compared to a year ago.

Active Inventory

Versus last year, the total number of homes available this month is lower by 70 units or 51%. The total number of active inventory this June was 67 compared to 137 in June 2017. This month's total of 67 is lower than the previous month's total supply of available inventory of 78, a decrease of 14%.

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 June, the median sale price for Southwest Philadelphia Homes was \$86,000. This June, the median sale price was \$118,000, an increase of \$32,000 compared to last year. The current median sold price is higher than in May.

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 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.

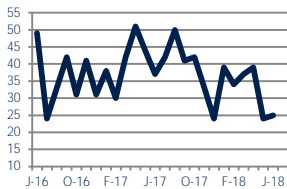




Zip Code(s): 19142 and 19153

New Listings

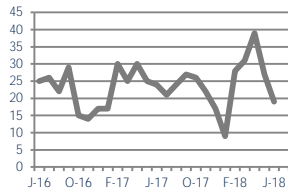
25



Down -32%
Vs. Year Ago

Current Contracts

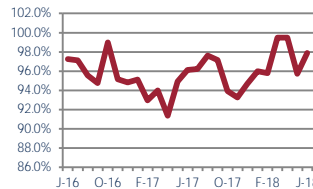
19



Down -21%
Vs. Year Ago

Sold Vs. List Price

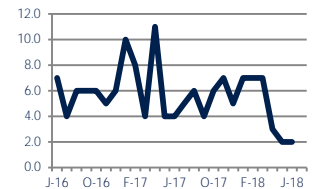
97.9%



Up 1.8%
Vs. Year Ago

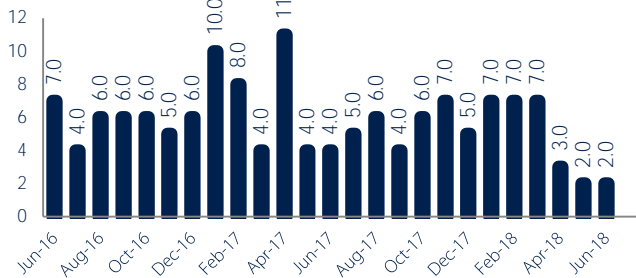
Months of Supply

2.0



Down -50%
Vs. Year Ago

Months Of Supply



Months of Supply

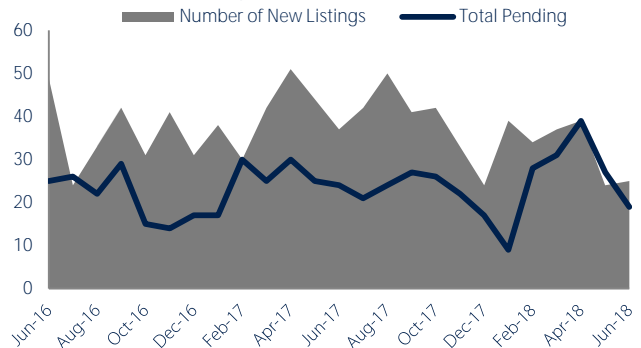
In June, there was 2.0 months of supply available in Southwest Philadelphia, compared to 4.2 in June 2017. That is a decrease of 51% versus a year ago.

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.

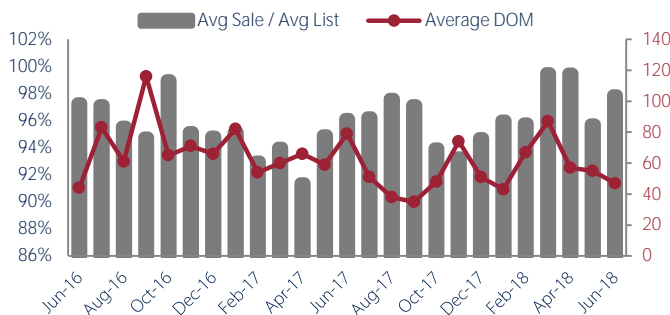
New Listings & Current Contracts

This month there were 25 homes newly listed for sale in Southwest Philadelphia compared to 37 in June 2017, a decrease of 32%. There were 19 current contracts pending sale this June compared to 24 a year ago. The number of current contracts is 21% lower than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Southwest Philadelphia was 97.9% of the average list price, which is 1.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 47, lower than the average last year, which was 79, a decrease of 41%.



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