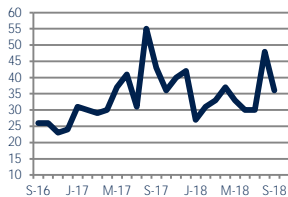


Zip Code(s): 19104 and 19139

Units Sold

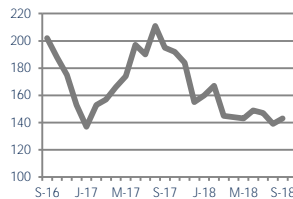
36



Down -16%
Vs. Year Ago

Active Inventory

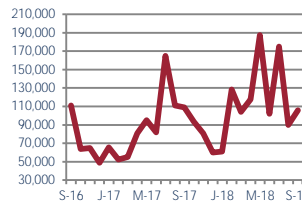
143



Down -27%
Vs. Year Ago

Median Sale Price

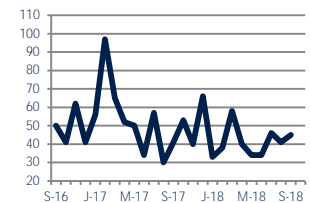
\$105,750



Down -3%
Vs. Year Ago

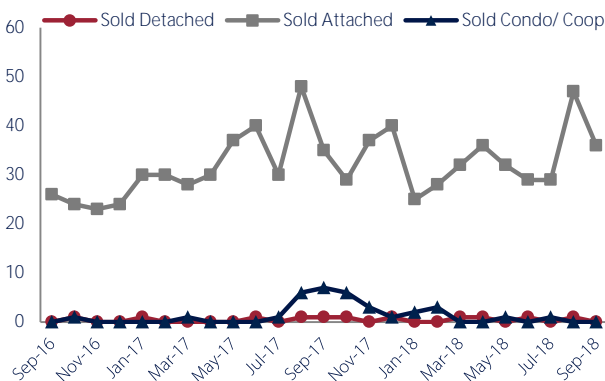
Days On Market

45



Up 10%
Vs. Year Ago

Units Sold*



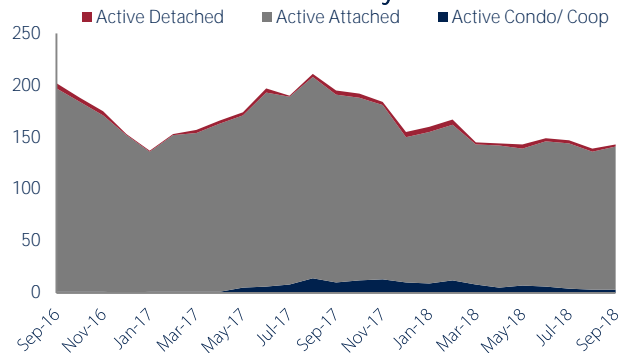
Units Sold

There was a decrease in total units sold in September, with 36 sold this month in West Philadelphia and University City versus 48 last month, a decrease of 25%. This month's total units sold was lower than at this time last year, a decrease of 16% versus September 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 52 units or 27%. The total number of active inventory this September was 143 compared to 195 in September 2017. This month's total of 143 is higher than the previous month's total supply of available inventory of 139, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for West Philadelphia and University City Homes was \$109,000. This September, the median sale price was \$105,750, a decrease of 3% or \$3,250 compared to last year. The current median sold price is 18% higher 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.

West Philadelphia and University City are defined as properties listed in zip code/s 19104 and 19139.

*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.



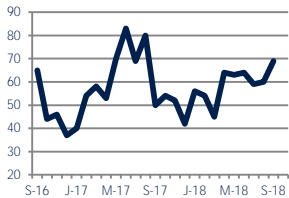
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 19104 and 19139

New Listings

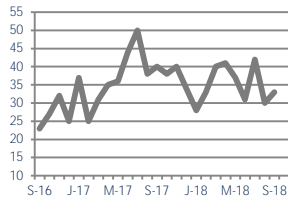
69



Up 38%
Vs. Year Ago

Current Contracts

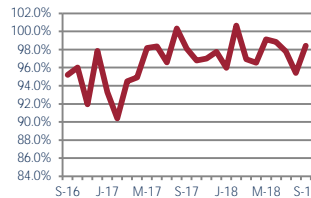
33



Down -18%
Vs. Year Ago

Sold Vs. List Price

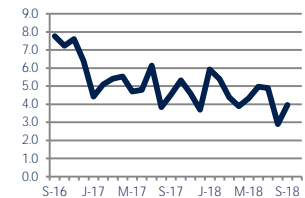
98.4%



No Change
Vs. Year Ago

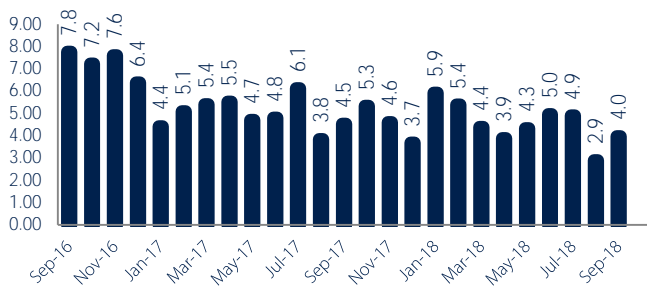
Months of Supply

4.0



Down -12%
Vs. Year Ago

Months Of Supply



Months of Supply

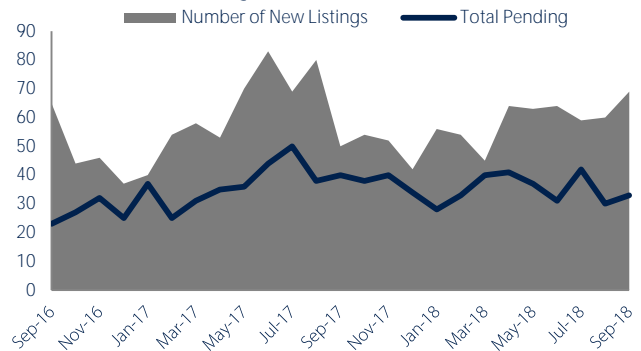
In September, there was 4.0 months of supply available in West Philadelphia and University City, compared to 4.5 in September 2017. That is a decrease of 12% versus a year ago.

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.

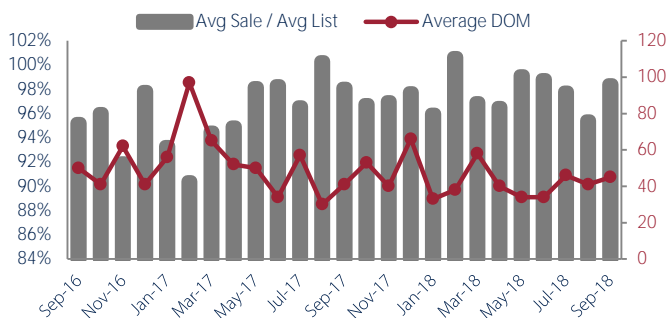
New Listings & Current Contracts

This month there were 69 homes newly listed for sale in West Philadelphia and University City compared to 50 in September 2017, an increase of 38%. There were 33 current contracts pending sale this September compared to 40 a year ago. The number of current contracts is 18% 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 West Philadelphia and University City was 98.4% 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 45, higher than the average last year, which was 41, an increase of 10%.



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