



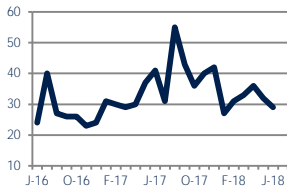
The Long & Foster Market Minute™

Focus On: West Philadelphia and University City Housing Market

June 2018

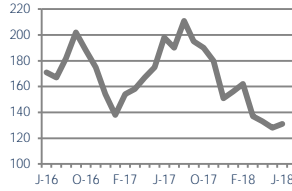
Zip Code(s): 19104 and 19139

Units Sold
29



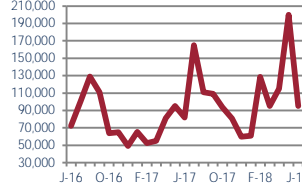
Down -29%
Vs. Year Ago

Active Inventory
131



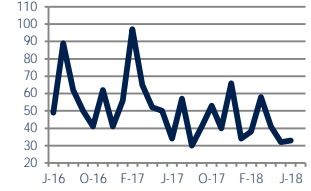
Down -34%
Vs. Year Ago

Median Sale Price
\$95,000



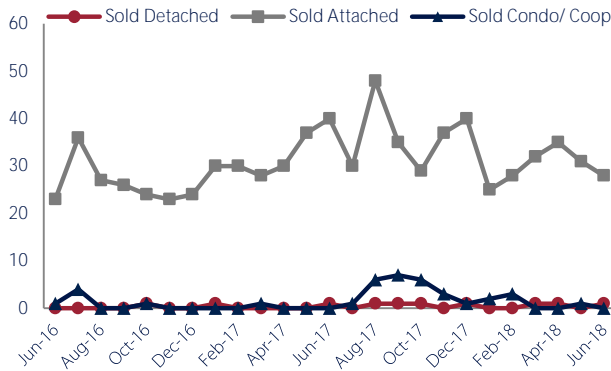
Up
Vs. Year Ago

Days On Market
33



Down -3%
Vs. Year Ago

Units Sold*



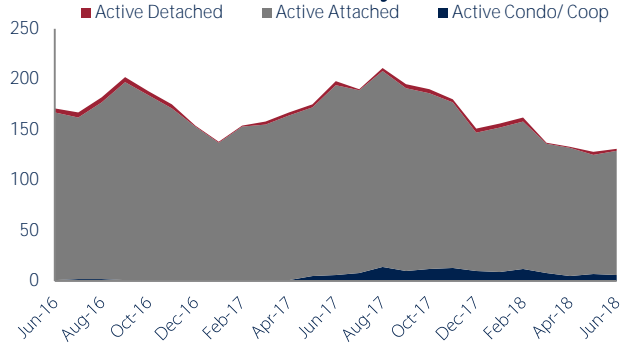
Units Sold

There was a decrease in total units sold in June, with 29 sold this month in West Philadelphia and University City versus 32 last month, a decrease of 9%. This month's total units sold was lower than at this time last year, a decrease of 29% versus June 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 67 units or 34%. The total number of active inventory this June was 131 compared to 198 in June 2017. This month's total of 131 is higher than the previous month's total supply of available inventory of 128, an increase of 2%.

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 West Philadelphia and University City Homes was \$81,950. This June, the median sale price was \$95,000, an increase of \$13,050 compared to last year. The current median sold price is lower 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.



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 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.

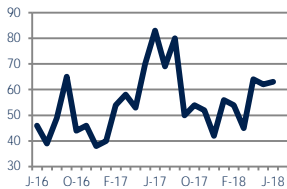




Zip Code(s): 19104 and 19139

New Listings

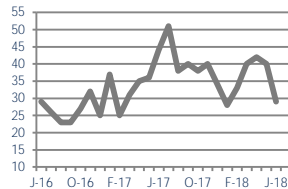
63



Down -24%
Vs. Year Ago

Current Contracts

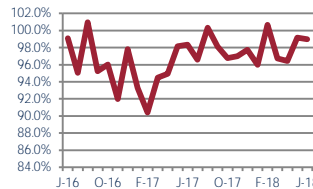
29



Down -34%
Vs. Year Ago

Sold Vs. List Price

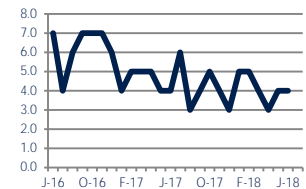
99.0%



Up 0.7%
Vs. Year Ago

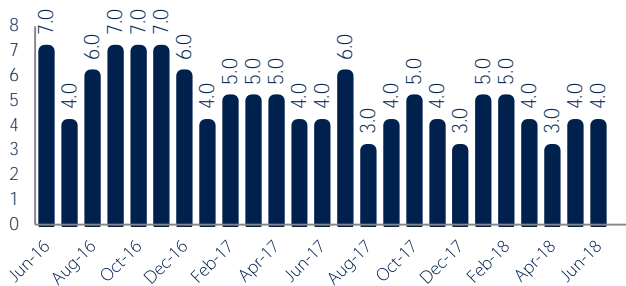
Months of Supply

4.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

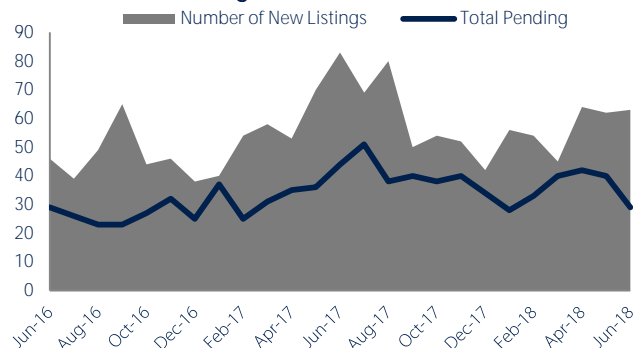
In June, there was 4.5 months of supply available in West Philadelphia and University City, compared to 4.8 in June 2017. That is a decrease of 6% versus a year ago.

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.

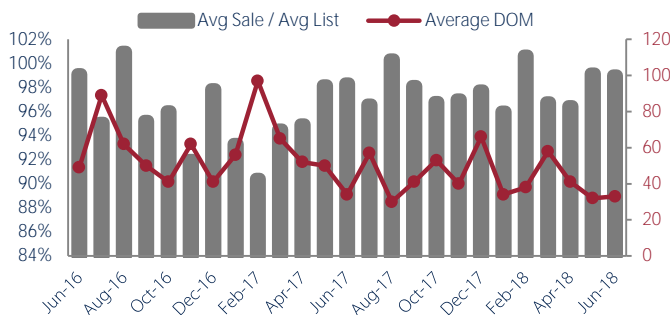
New Listings & Current Contracts

This month there were 63 homes newly listed for sale in West Philadelphia and University City compared to 83 in June 2017, a decrease of 24%. There were 29 current contracts pending sale this June compared to 44 a year ago. The number of current contracts is 34% 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 West Philadelphia and University City was 99.0% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 33, lower than the average last year, which was 34, a decrease of 3%.



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