



# The Long & Foster Market Minute™

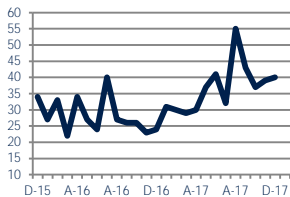
Focus On: West Philadelphia and University City Housing Market

December 2017

Zip Code(s): 19104 and 19139

## Units Sold

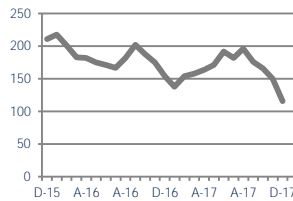
40



Up  
Vs. Year Ago

## Active Inventory

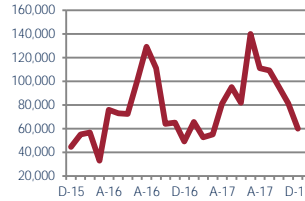
116



Down -25%  
Vs. Year Ago

## Median Sale Price

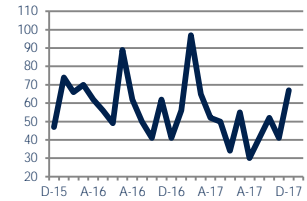
\$60,000



Up 22%  
Vs. Year Ago

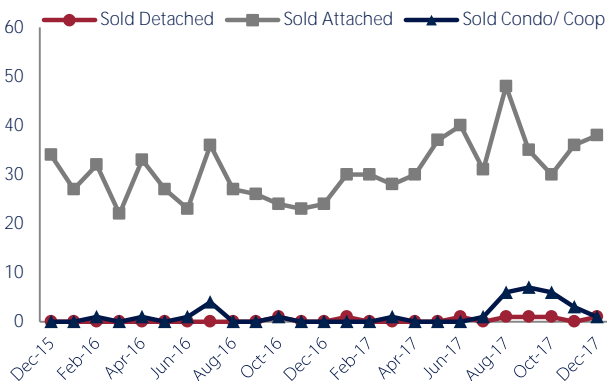
## Days On Market

67



Up 63%  
Vs. Year Ago

## Units Sold\*



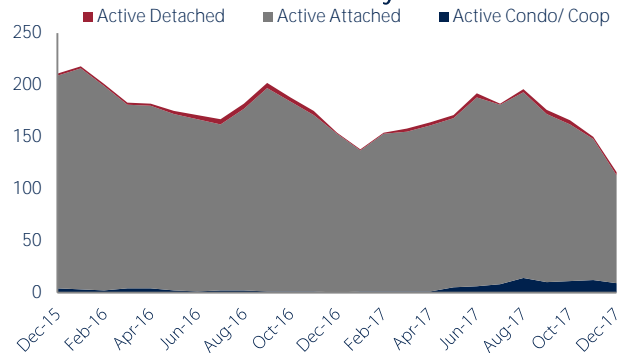
## Units Sold

There was an increase in total units sold in December, with 40 sold this month in West Philadelphia and University City. This month's total units sold was higher than at this time last year.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 38 units or 25%. The total number of active inventory this December was 116 compared to 154 in December 2016. This month's total of 116 is lower than the previous month's total supply of available inventory of 150, a decrease of 23%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for West Philadelphia and University City Homes was \$49,000. This December, the median sale price was \$60,000, an increase of \$11,000 compared to last year. The current median sold price is lower than in November.

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.

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

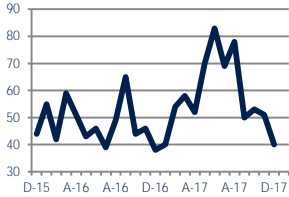




Zip Code(s): 19104 and 19139

### New Listings

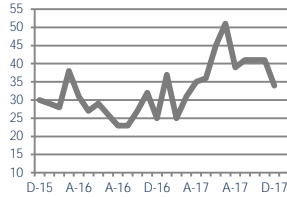
40



Up 5%  
Vs. Year Ago

### Current Contracts

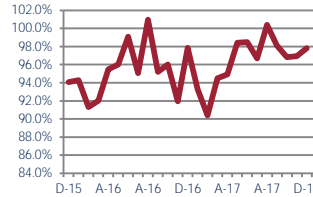
34



Up 36%  
Vs. Year Ago

### Sold Vs. List Price

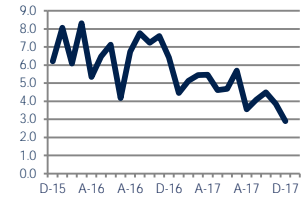
97.8%



No Change  
Vs. Year Ago

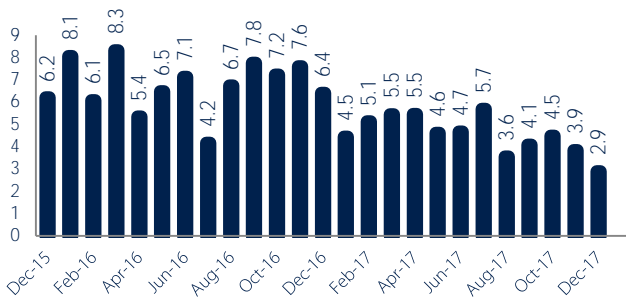
### Months of Supply

2.9



Down -55%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

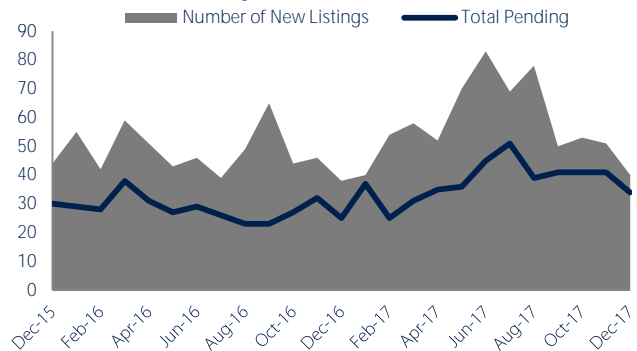
In December, there was 2.9 months of supply available in West Philadelphia and University City, compared to 6.4 in December 2016. That is a decrease of 55% versus a year ago.

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.

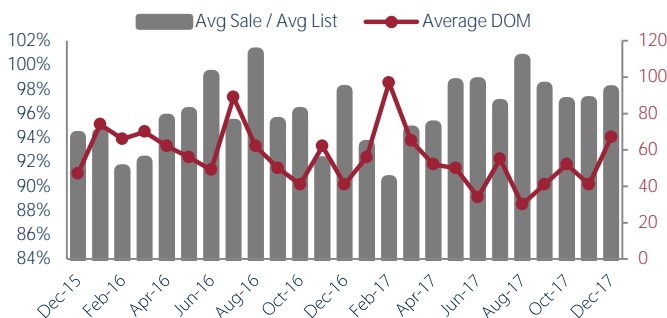
### New Listings & Current Contracts

This month there were 40 homes newly listed for sale in West Philadelphia and University City compared to 38 in December 2016, an increase of 5%. There were 34 current contracts pending sale this December compared to 25 a year ago. The number of current contracts is 36% higher than last December.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In December, the average sale price in West Philadelphia and University City was 97.8% 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 67, higher than the average last year, which was 41, an increase of 63%.



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