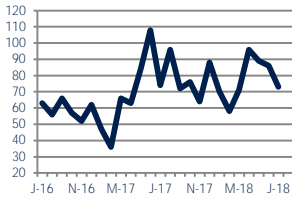


Zip Code(s): 19132, 19121, 19122 and 19133

Units Sold

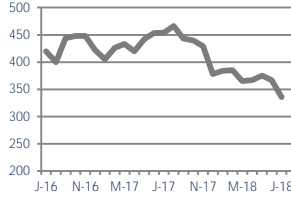
73



Down -1%
Vs. Year Ago

Active Inventory

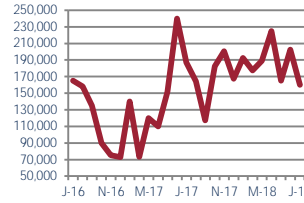
336



Down -26%
Vs. Year Ago

Median Sale Price

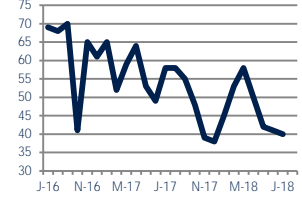
\$160,000



Down -14%
Vs. Year Ago

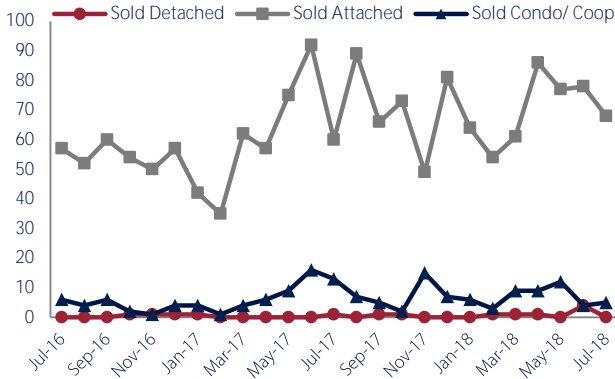
Days On Market

40



Down -31%
Vs. Year Ago

Units Sold*



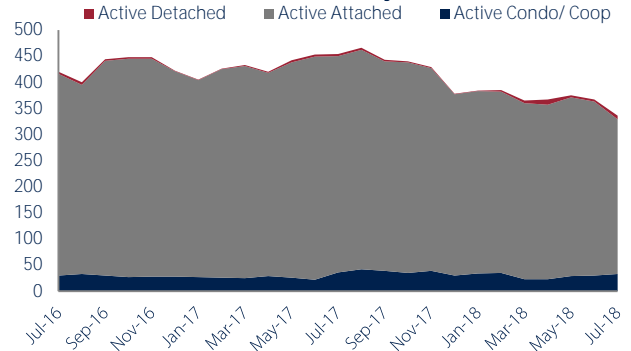
Units Sold

There was a decrease in total units sold in July, with 73 sold this month in Allegheny West, Strawberry Mansion, and Hartranft versus 86 last month, a decrease of 15%. This month's total units sold was lower than at this time last year, a decrease of 1% versus July 2017.

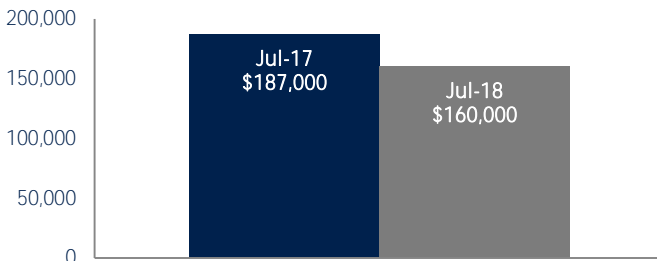
Active Inventory

Versus last year, the total number of homes available this month is lower by 118 units or 26%. The total number of active inventory this July was 336 compared to 454 in July 2017. This month's total of 336 is lower than the previous month's total supply of available inventory of 367, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Allegheny West, Strawberry Mansion, and Hartranft Homes was \$187,000. This July, the median sale price was \$160,000, a decrease of 14% or \$27,000 compared to last year. The current median sold price is 21% lower than in June.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



Allegheny West, Strawberry Mansion, and Hartranft are defined as properties listed in zip code/s 19132, 19121, 19122 and 19133.

*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.

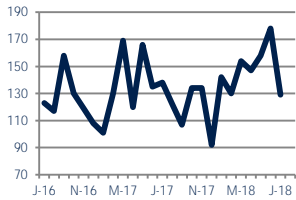
Information included in this report is based on data supplied by TREND and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of TREND or Long & Foster Real Estate, Inc.



Zip Code(s): 19132, 19121, 19122 and 19133

New Listings

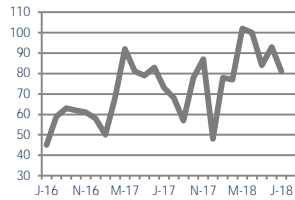
129



Down -7%
Vs. Year Ago

Current Contracts

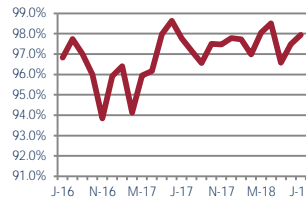
81



Up 11%
Vs. Year Ago

Sold Vs. List Price

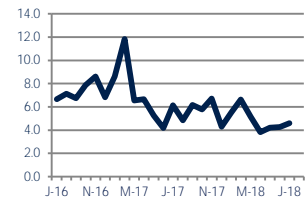
98.0%



No Change
Vs. Year Ago

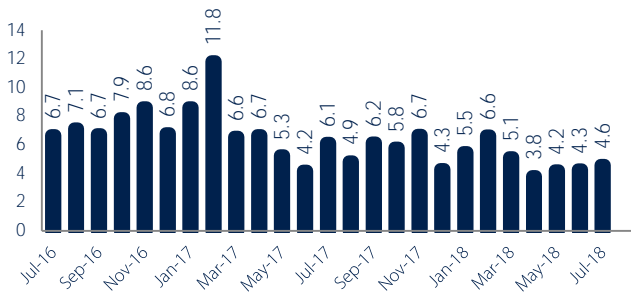
Months of Supply

4.6



Down -25%
Vs. Year Ago

Months Of Supply



Months of Supply

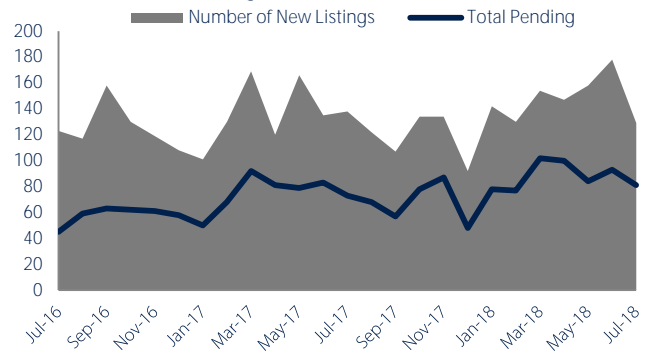
In July, there was 4.6 months of supply available in Allegheny West, Strawberry Mansion, and Hartranft, compared to 6.1 in July 2017. That is a decrease of 25% versus a year ago.

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.

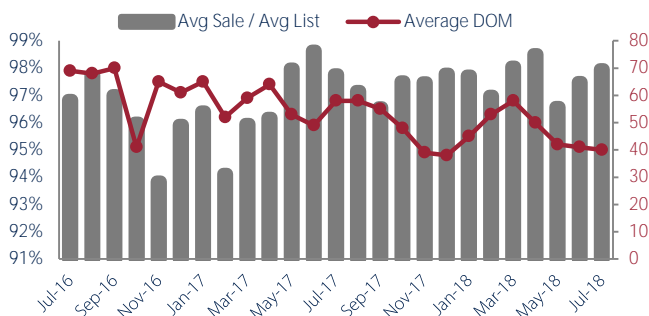
New Listings & Current Contracts

This month there were 129 homes newly listed for sale in Allegheny West, Strawberry Mansion, and Hartranft compared to 138 in July 2017, a decrease of 7%. There were 81 current contracts pending sale this July compared to 73 a year ago. The number of current contracts is 11% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Allegheny West, Strawberry Mansion, and Hartranft was 98.0% 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 40, lower than the average last year, which was 58, a decrease of 31%.



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