



The Long & Foster Market Minute™

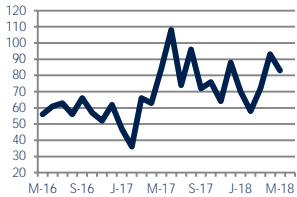
Focus On: Allegheny West, Strawberry Mansion, and Hartranft Housing Market

May 2018

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

Units Sold

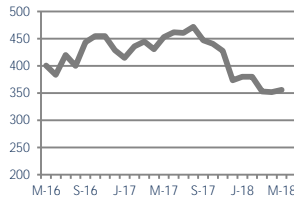
83



Down -1%
Vs. Year Ago

Active Inventory

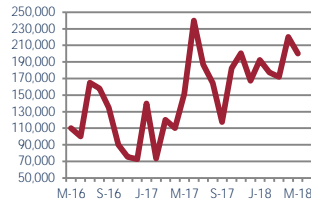
356



Down -21%
Vs. Year Ago

Median Sale Price

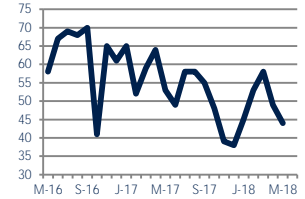
\$200,000



Up 32%
Vs. Year Ago

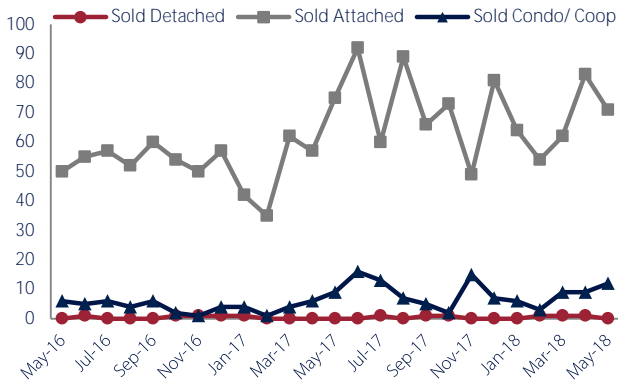
Days On Market

44



Down -17%
Vs. Year Ago

Units Sold*



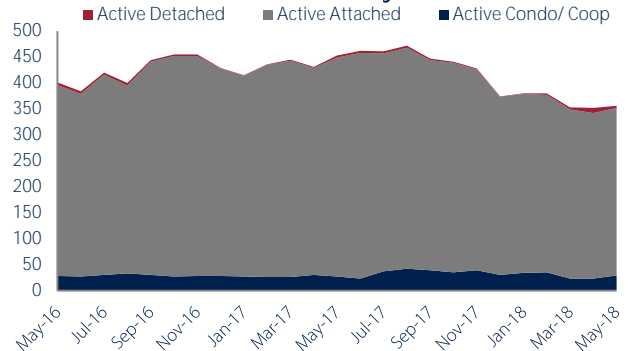
Units Sold

There was a decrease in total units sold in May, with 83 sold this month in Allegheny West, Strawberry Mansion, and Hartranft versus 93 last month, a decrease of 11%. This month's total units sold was lower than at this time last year, a decrease of 1% versus May 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 97 units or 21%. The total number of active inventory this May was 356 compared to 453 in May 2017. This month's total of 356 is higher than the previous month's total supply of available inventory of 352, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Allegheny West, Strawberry Mansion, and Hartranft Homes was \$151,500. This May, the median sale price was \$200,000, an increase of \$48,500 compared to last year. The current median sold price is lower than in April.

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.

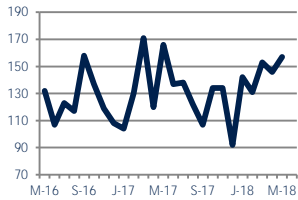
Information included in this report is based on data supplied by TRiND and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently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



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

New Listings

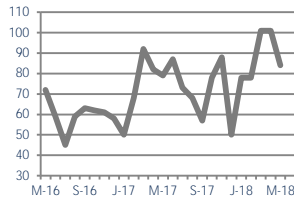
157



Down -5%
Vs. Year Ago

Current Contracts

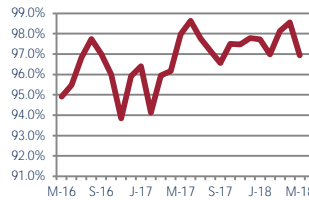
84



Up 6%
Vs. Year Ago

Sold Vs. List Price

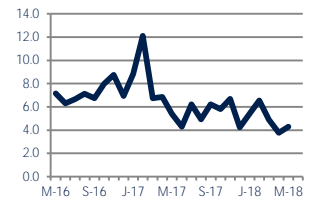
96.9%



Down -1.1%
Vs. Year Ago

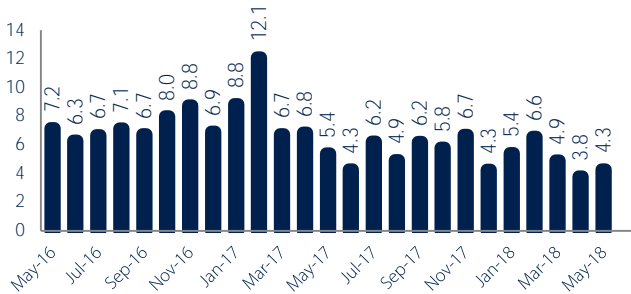
Months of Supply

4.3



Down -20%
Vs. Year Ago

Months Of Supply



Months of Supply

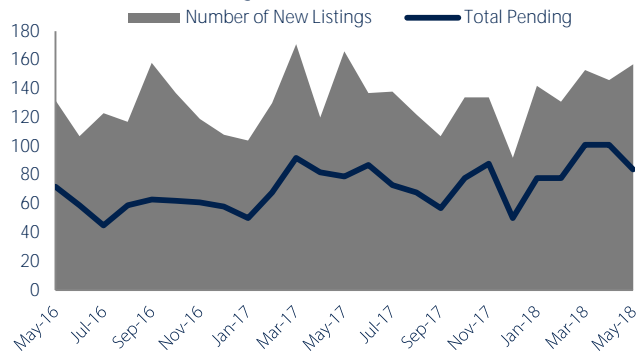
In May, there was 4.3 months of supply available in Allegheny West, Strawberry Mansion, and Hartranft, compared to 5.4 in May 2017. That is a decrease of 20% versus a year ago.

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.

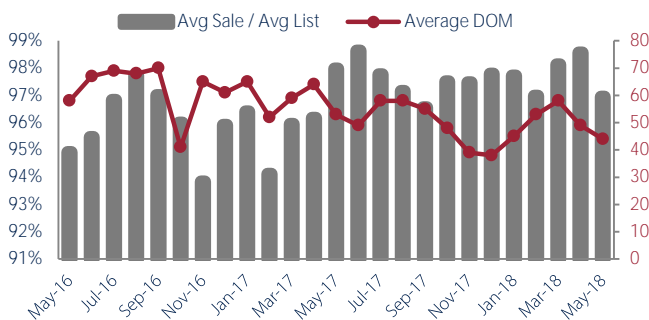
New Listings & Current Contracts

This month there were 157 homes newly listed for sale in Allegheny West, Strawberry Mansion, and Hartranft compared to 166 in May 2017, a decrease of 5%. There were 84 current contracts pending sale this May compared to 79 a year ago. The number of current contracts is 6% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Allegheny West, Strawberry Mansion, and Hartranft was 96.9% of the average list price, which is 1.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 44, lower than the average last year, which was 53, a decrease of 17%.



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.

