



# The Long & Foster Market Minute™

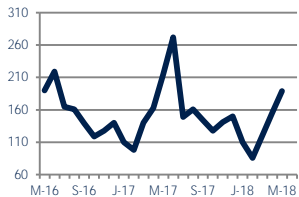
Focus On: City Center, Fairmount, and Callowhill Housing Market

May 2018

Zip Code(s): 19103, 19102, 19106, 19107, 19130 and 19123

## Units Sold

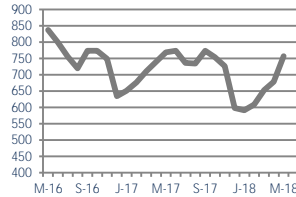
189



Down -12%  
Vs. Year Ago

## Active Inventory

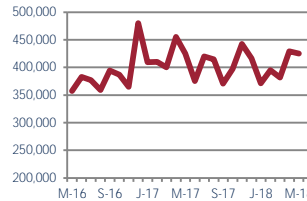
757



Down -2%  
Vs. Year Ago

## Median Sale Price

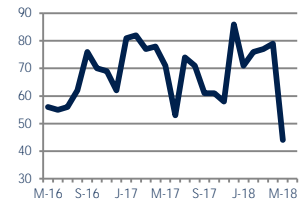
\$425,000



No Change  
Vs. Year Ago

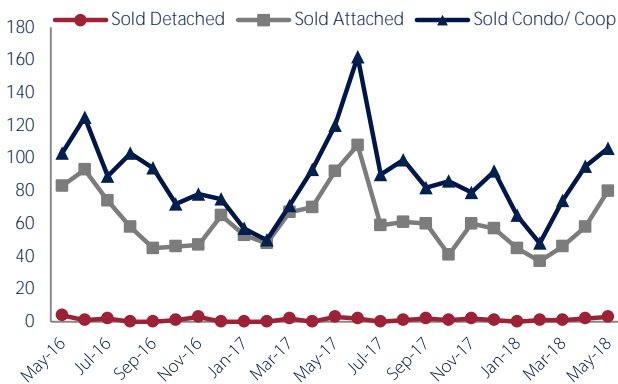
## Days On Market

44



Down -38%  
Vs. Year Ago

## Units Sold\*



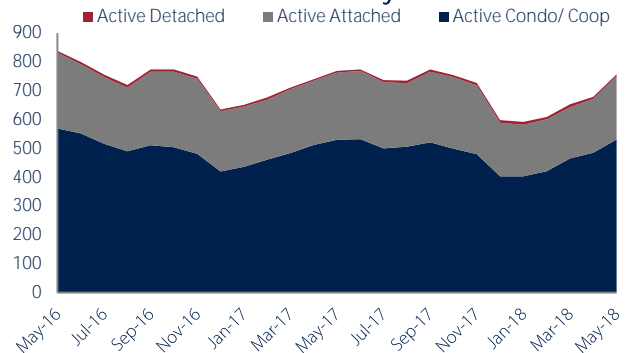
## Units Sold

There was an increase in total units sold in May, with 189 sold this month in City Center, Fairmount, and Callowhill versus 155 last month, an increase of 22%. This month's total units sold was lower than at this time last year, a decrease of 12% versus May 2017.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 12 units or 2%. The total number of active inventory this May was 757 compared to 769 in May 2017. This month's total of 757 is higher than the previous month's total supply of available inventory of 679, an increase of 11%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last May, the median sale price for City Center, Fairmount, and Callowhill Homes was \$425,000. This May, the median sale price was \$425,000, which is similar compared to a year ago. The current median sold price is 1% higher 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.

City Center, Fairmount, and Callowhill are defined as properties listed in zip code/s 19103, 19102, 19106, 19107, 19130 and 19123.

\*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.



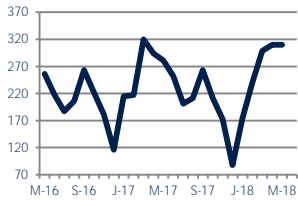
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



Zip Code(s): 19103, 19102, 19106, 19107, 19130 and 19123

**New Listings**

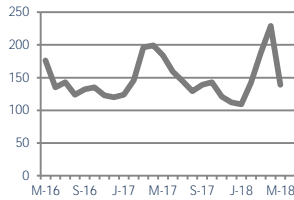
310



Up 10%  
Vs. Year Ago

**Current Contracts**

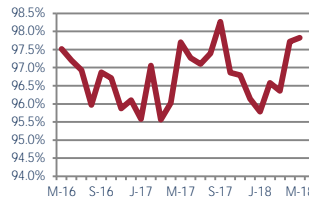
139



Down -24%  
Vs. Year Ago

**Sold Vs. List Price**

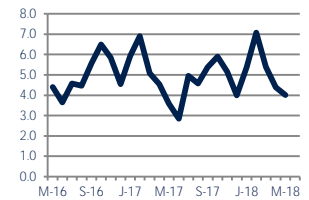
97.8%



No Change  
Vs. Year Ago

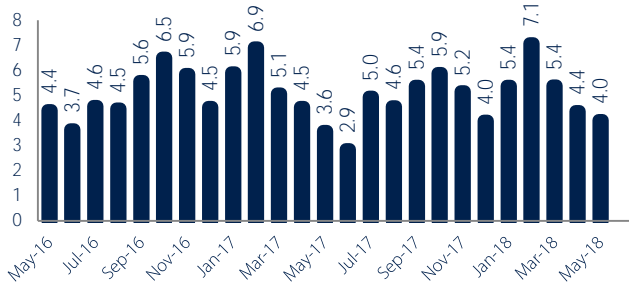
**Months of Supply**

4.0



Up 12%  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

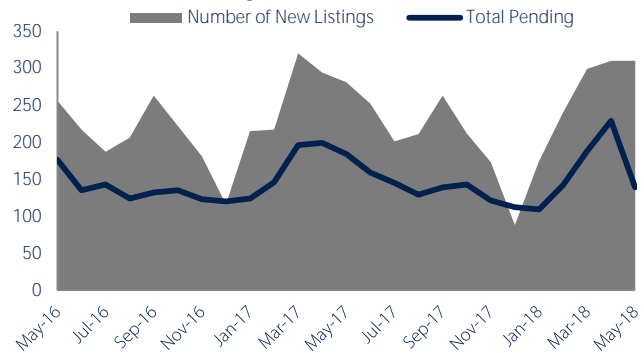
In May, there was 4.0 months of supply available in City Center, Fairmount, and Callowhill, compared to 3.6 in May 2017. That is an increase of 12% versus a year ago.

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.

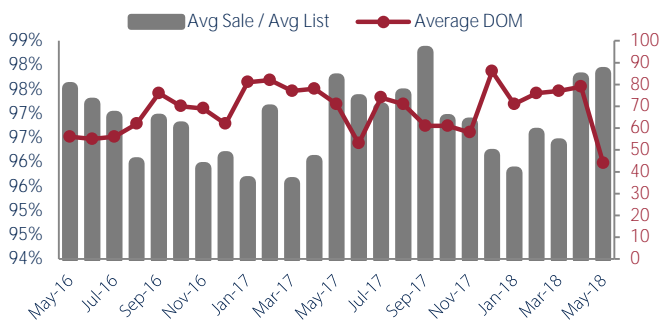
**New Listings & Current Contracts**

This month there were 310 homes newly listed for sale in City Center, Fairmount, and Callowhill compared to 281 in May 2017, an increase of 10%. There were 139 current contracts pending sale this May compared to 184 a year ago. The number of current contracts is 24% lower 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 City Center, Fairmount, and Callowhill 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 44, lower than the average last year, which was 71, a decrease of 38%.



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