

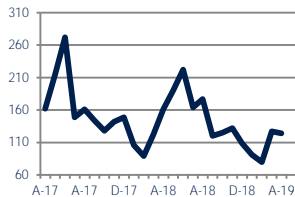
Focus On: City Center, Fairmount, and Callowhill Housing Market

April 2019

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

Units Sold

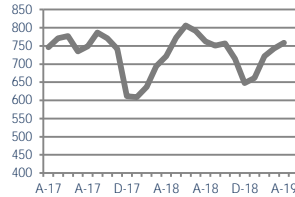
124



Down -23%
Vs. Year Ago

Active Inventory

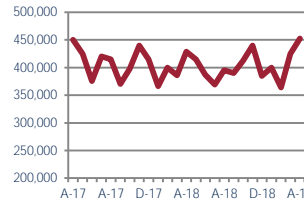
759



Up 5%
Vs. Year Ago

Median Sale Price

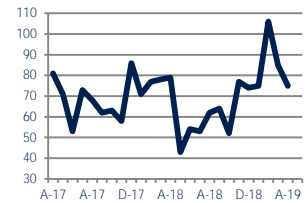
\$452,500



Up 5%
Vs. Year Ago

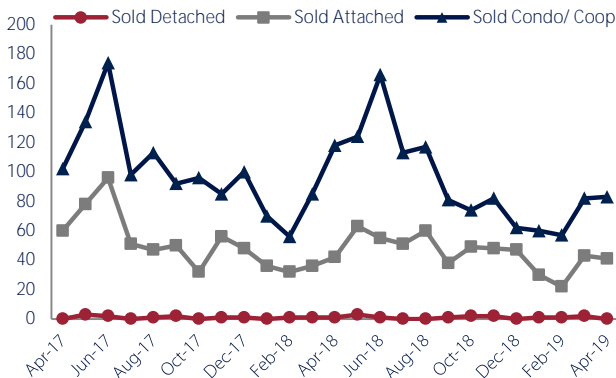
Days On Market

75



Down -5%
Vs. Year Ago

Units Sold*



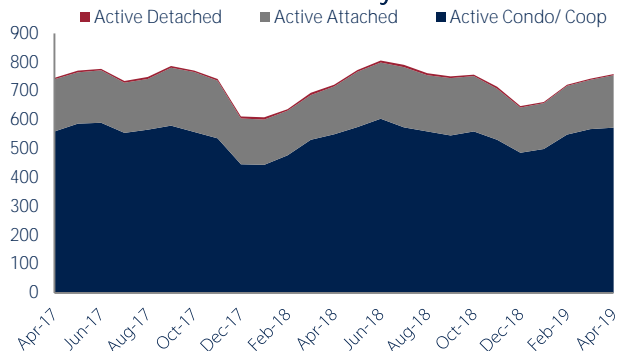
Units Sold

There was a decrease in total units sold in April, with 124 sold this month in City Center, Fairmount, and Callowhill versus 127 last month, a decrease of 2%. This month's total units sold was lower than at this time last year, a decrease of 23% versus April 2018.

Active Inventory

Versus last year, the total number of homes available this month is higher by 37 units or 5%. The total number of active inventory this April was 759 compared to 722 in April 2018. This month's total of 759 is higher than the previous month's total supply of available inventory of 743, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for City Center, Fairmount, and Callowhill Homes was \$429,000. This April, the median sale price was \$452,500, an increase of 5% or \$23,500 compared to last year. The current median sold price is 6% higher than in March.

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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.



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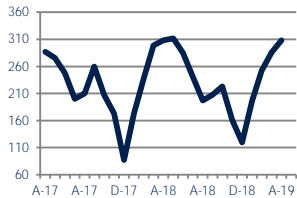
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April 2019

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

New Listings

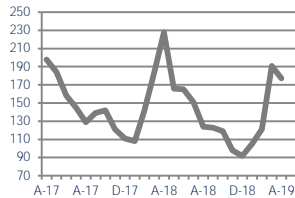
308



No Change
Vs. Year Ago

Current Contracts

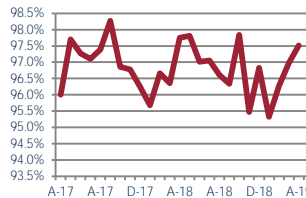
177



Down -22%
Vs. Year Ago

Sold Vs. List Price

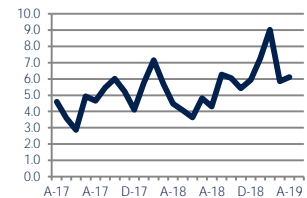
97.5%



No Change
Vs. Year Ago

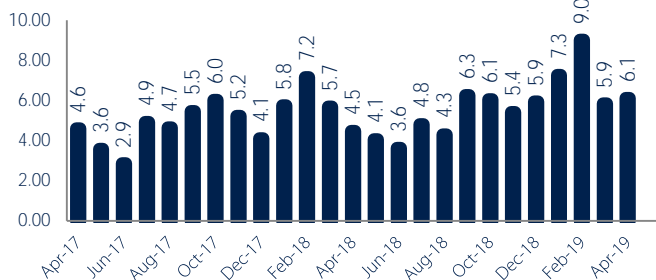
Months of Supply

6.1



Up 37%
Vs. Year Ago

Months Of Supply



Months of Supply

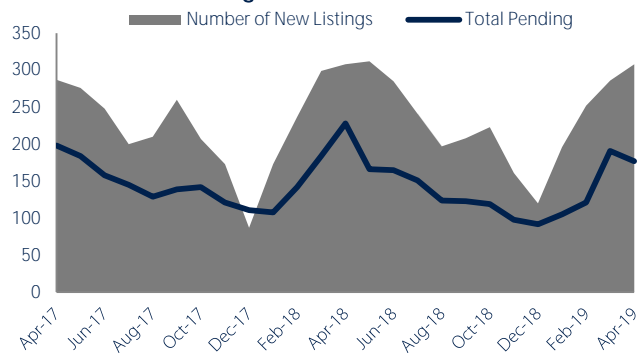
In April, there was 6.1 months of supply available in City Center, Fairmount, and Callowhill, compared to 4.5 in April 2018. That is an increase of 36% versus a year ago.

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.

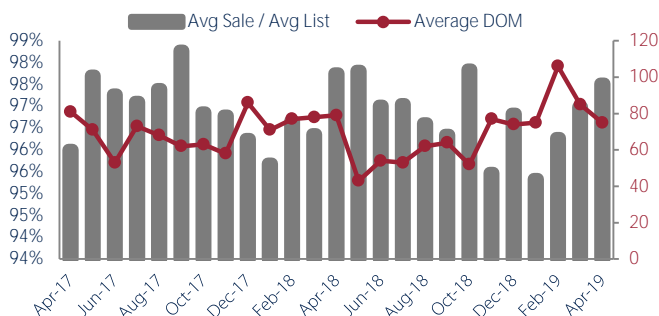
New Listings & Current Contracts

This month there were 308 homes newly listed for sale in City Center, Fairmount, and Callowhill, which is similar to the amount in April 2018. There were 177 current contracts pending sale this April compared to 228 a year ago. The number of current contracts is 22% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in City Center, Fairmount, and Callowhill was 97.5% 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 75, lower than the average last year, which was 79, a decrease of 5%.



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