

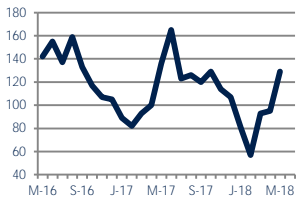
Focus On: Far Northeast Philadelphia Housing Market

May 2018

Zip Code(s): 19116, 19115, 19114 and 19154

Units Sold

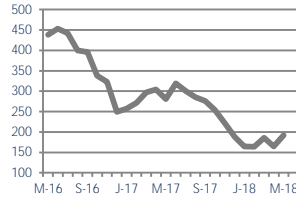
129



Down -5%
Vs. Year Ago

Active Inventory

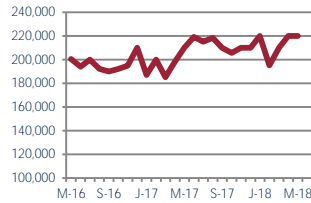
192



Down -32%
Vs. Year Ago

Median Sale Price

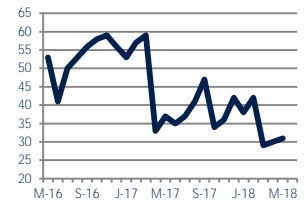
\$220,000



Up 5%
Vs. Year Ago

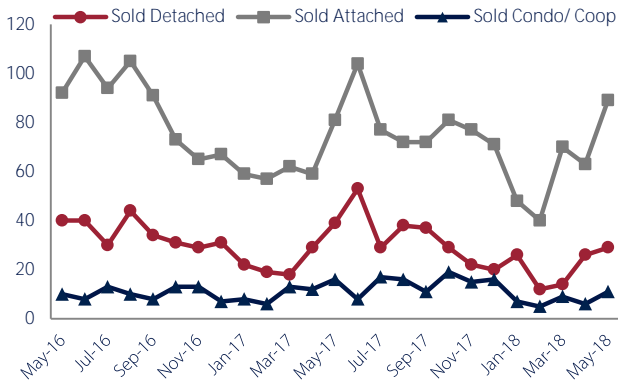
Days On Market

31



Down -16%
Vs. Year Ago

Units Sold*



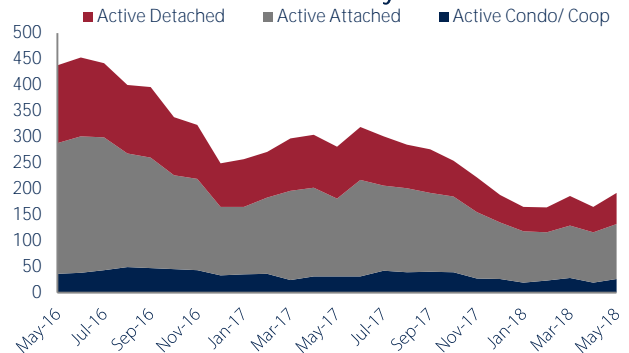
Units Sold

There was an increase in total units sold in May, with 129 sold this month in Far Northeast Philadelphia. This month's total units sold was lower than at this time last year.

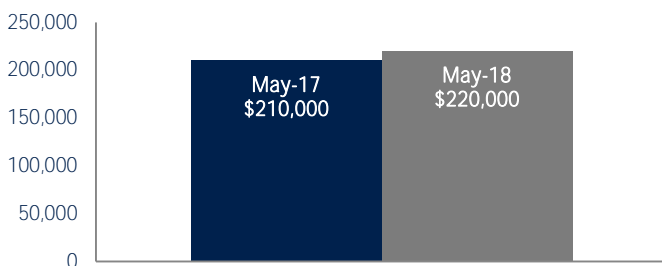
Active Inventory

Versus last year, the total number of homes available this month is lower by 89 units or 32%. The total number of active inventory this May was 192 compared to 281 in May 2017. This month's total of 192 is higher than the previous month's total supply of available inventory of 165, an increase of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Far Northeast Philadelphia Homes was \$210,000. This May, the median sale price was \$220,000, an increase of 5% or \$10,000 compared to last year. The current median sold price is approximately the same as the median price in April.

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



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*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.



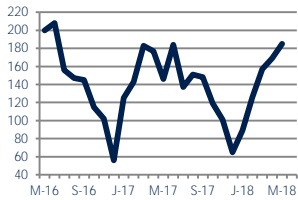
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May 2018

Zip Code(s): 19116, 19115, 19114 and 19154

New Listings

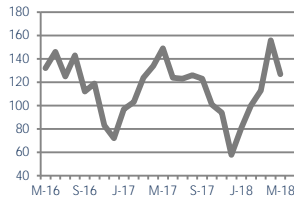
185



Up 27%
Vs. Year Ago

Current Contracts

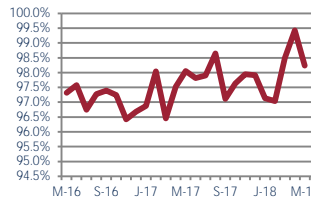
127



Down -15%
Vs. Year Ago

Sold Vs. List Price

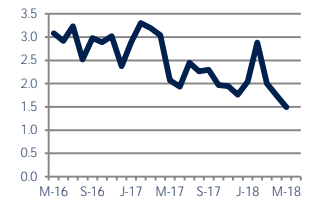
98.2%



No Change
Vs. Year Ago

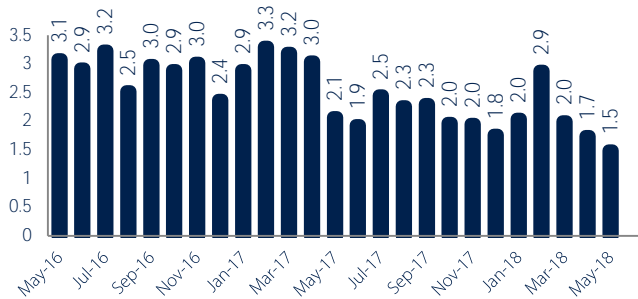
Months of Supply

1.5



Down -28%
Vs. Year Ago

Months Of Supply



Months of Supply

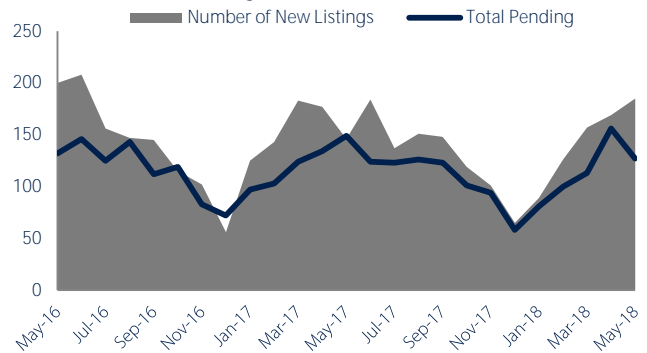
In May, there was 1.5 months of supply available in Far Northeast Philadelphia, compared to 2.1 in May 2017. That is a decrease of 28% versus a year ago.

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.

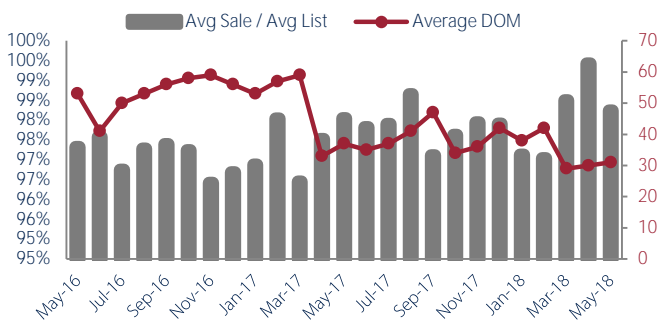
New Listings & Current Contracts

This month there were 185 homes newly listed for sale in Far Northeast Philadelphia compared to 146 in May 2017, an increase of 27%. There were 127 current contracts pending sale this May compared to 149 a year ago. The number of current contracts is 15% 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 Far Northeast Philadelphia was 98.2% 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 31, lower than the average last year, which was 37, a decrease of 16%.



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