



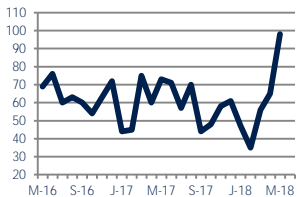
Focus On: Fishtown Housing Market

May 2018

Zip Code(s): 19125

Units Sold

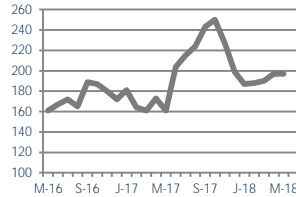
98



Up 34%
Vs. Year Ago

Active Inventory

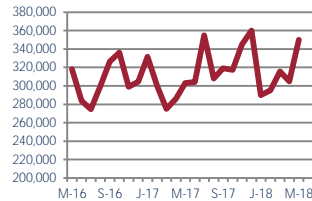
197



Up 22%
Vs. Year Ago

Median Sale Price

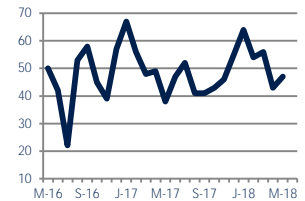
\$350,000



Up 16%
Vs. Year Ago

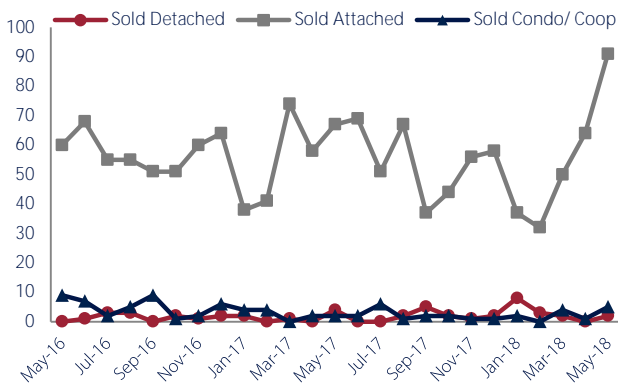
Days On Market

47



Up 24%
Vs. Year Ago

Units Sold*



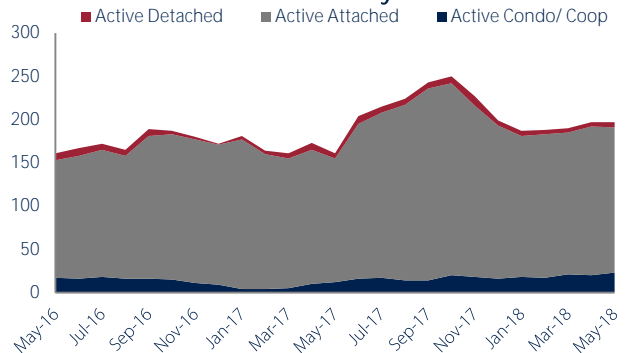
Units Sold

There was an increase in total units sold in May, with 98 sold this month in Fishtown. This month's total units sold was higher than at this time last year.

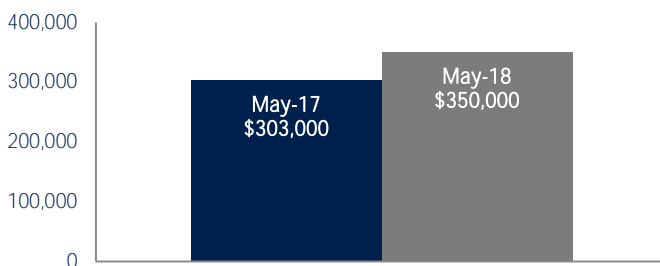
Active Inventory

Versus last year, the total number of homes available this month is higher by 36 units or 22%. The total number of active inventory this May was 197 compared to 161 in May 2017. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Fishtown Homes was \$303,000. This May, the median sale price was \$350,000, an increase of 16% or \$47,000 compared to last year. The current median sold price is 15% 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.



Fishtown are defined as properties listed in zip code/s 19125.

*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.



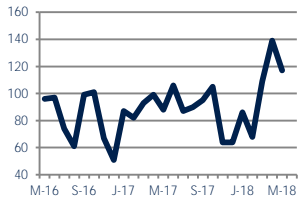
Focus On: Fishtown Housing Market

May 2018

Zip Code(s): 19125

New Listings

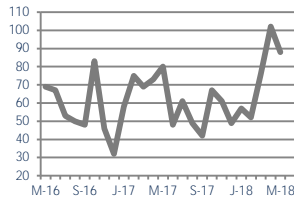
117



Up 33%
Vs. Year Ago

Current Contracts

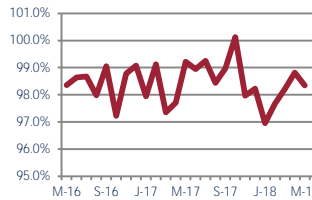
88



Up 10%
Vs. Year Ago

Sold Vs. List Price

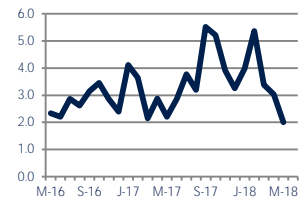
98.3%



Down -0.9%
Vs. Year Ago

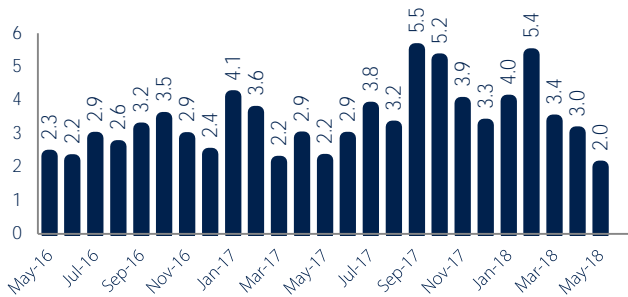
Months of Supply

2.0



Down -9%
Vs. Year Ago

Months Of Supply



Months of Supply

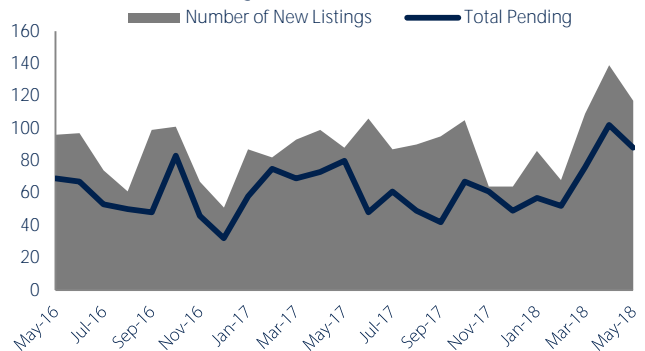
In May, there was 2.0 months of supply available in Fishtown, compared to 2.2 in May 2017. That is a decrease of 9% versus a year ago.

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.

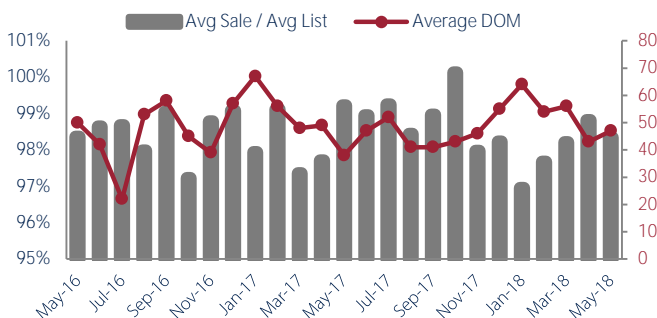
New Listings & Current Contracts

This month there were 117 homes newly listed for sale in Fishtown compared to 88 in May 2017, an increase of 33%. There were 88 current contracts pending sale this May compared to 80 a year ago. The number of current contracts is 10% 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 Fishtown was 98.3% of the average list price, which is 0.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 47, higher than the average last year, which was 38, an increase of 24%.



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