

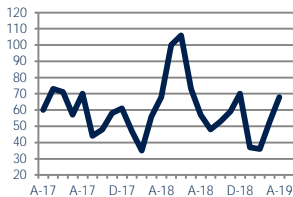
Focus On: Fishtown Housing Market

April 2019

Zip Code(s): 19125

Units Sold

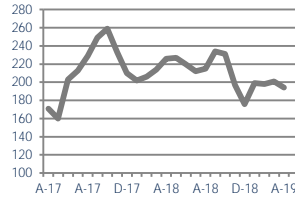
68



No Change
Vs. Year Ago

Active Inventory

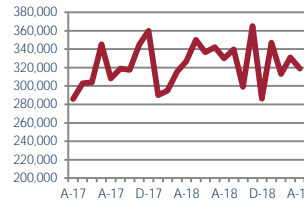
194



Down -14%
Vs. Year Ago

Median Sale Price

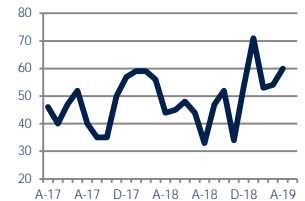
\$319,000



Down -2%
Vs. Year Ago

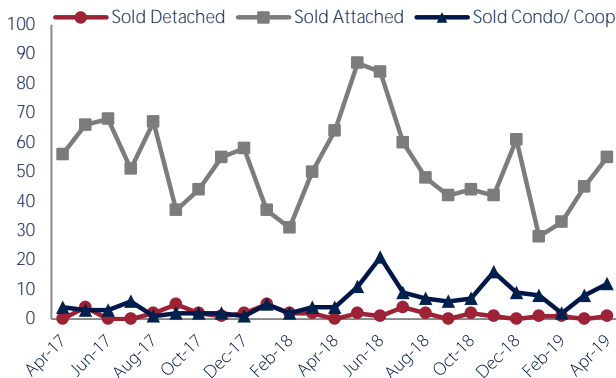
Days On Market

60



Up 36%
Vs. Year Ago

Units Sold*



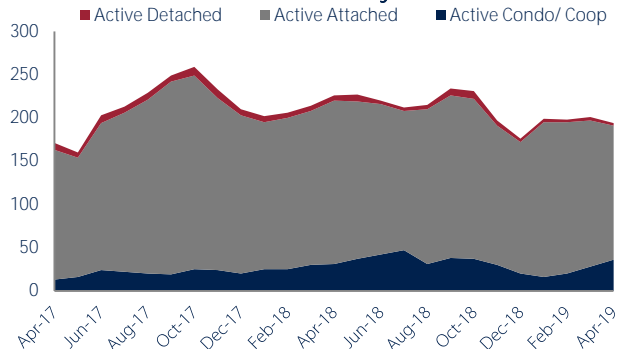
Units Sold

There was an increase in total units sold in April, with 68 sold this month in Fishtown, an increase of 28%. This month's total units sold is similar compared to a year ago.

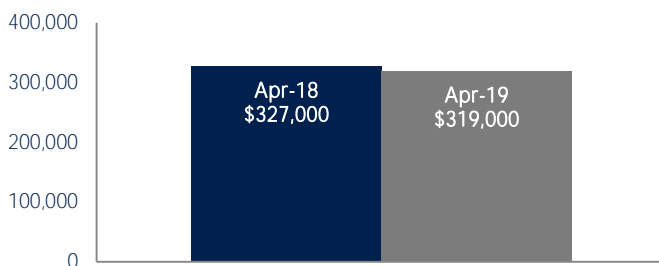
Active Inventory

Versus last year, the total number of homes available this month is lower by 32 units or 14%. The total number of active inventory this April was 194 compared to 226 in April 2018. This month's total of 194 is lower than the previous month's total supply of available inventory of 201, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Fishtown Homes was \$327,000. This April, the median sale price was \$319,000, a decrease of 2% or \$8,000 compared to last year. The current median sold price is 4% lower 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.

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 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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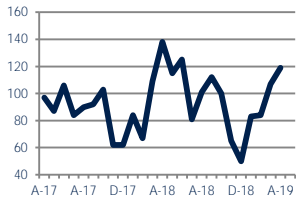
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April 2019

Zip Code(s): 19125

New Listings

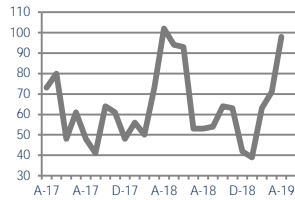
119



Down -14%
Vs. Year Ago

Current Contracts

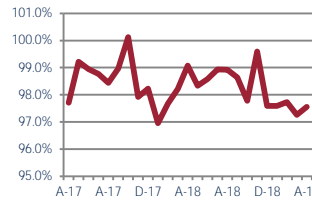
98



Down -4%
Vs. Year Ago

Sold Vs. List Price

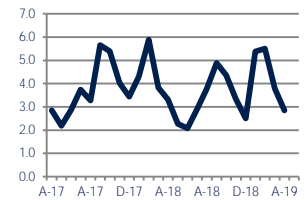
97.6%



Down -1.5%
Vs. Year Ago

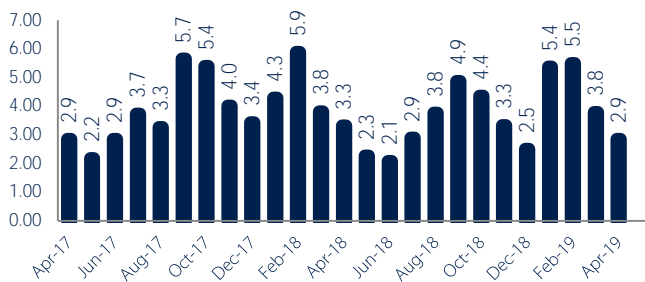
Months of Supply

2.9



Down -14%
Vs. Year Ago

Months Of Supply



Months of Supply

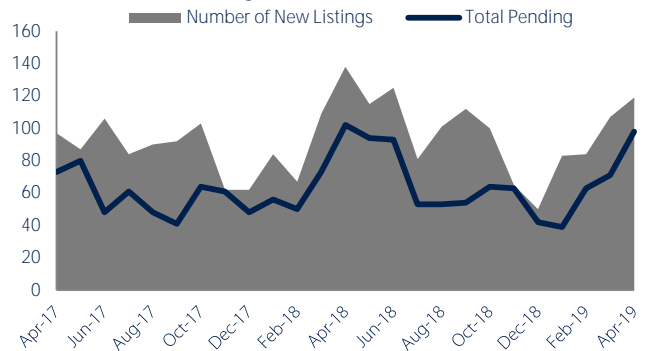
In April, there was 2.9 months of supply available in Fishtown, compared to 3.3 in April 2018. That is a decrease of 14% versus a year ago.

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.

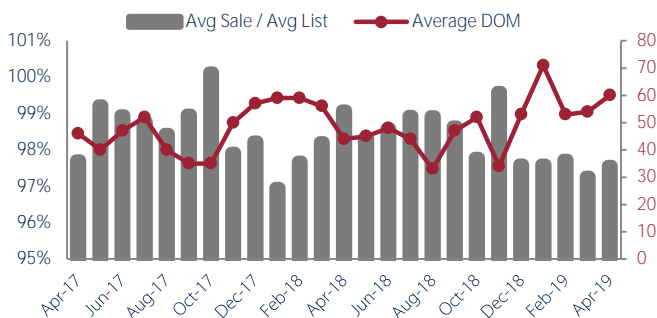
New Listings & Current Contracts

This month there were 119 homes newly listed for sale in Fishtown compared to 138 in April 2018, a decrease of 14%. There were 98 current contracts pending sale this April compared to 102 a year ago. The number of current contracts is 4% 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 Fishtown was 97.6% of the average list price, which is 1.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 60, higher than the average last year, which was 44, an increase of 36%.



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