

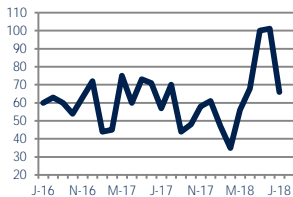
## Focus On: Fishtown Housing Market

July 2018

Zip Code(s): 19125

### Units Sold

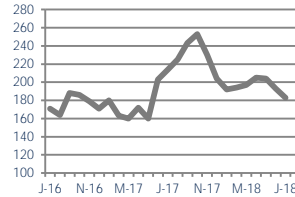
66



Up 16%  
Vs. Year Ago

### Active Inventory

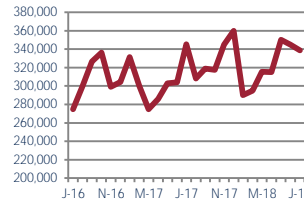
183



Down -14%  
Vs. Year Ago

### Median Sale Price

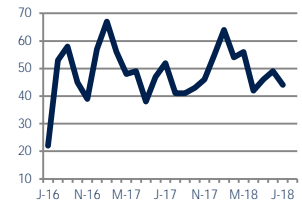
\$338,500



Down -2%  
Vs. Year Ago

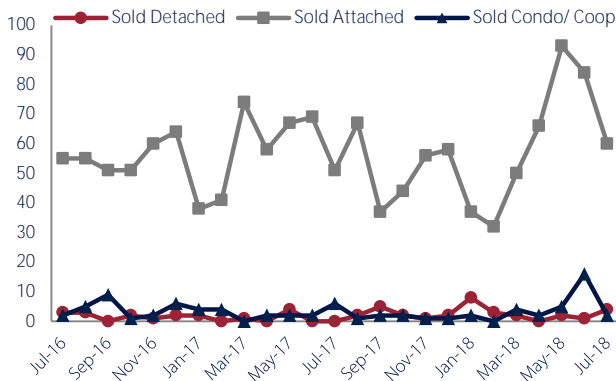
### Days On Market

44



Down -15%  
Vs. Year Ago

### Units Sold\*



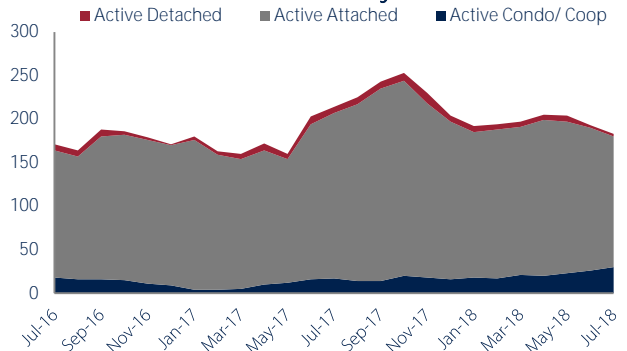
### Units Sold

There was a decrease in total units sold in July, with 66 sold this month in Fishtown versus 101 last month, a decrease of 35%. This month's total units sold was higher than at this time last year, an increase of 16% versus July 2017.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 31 units or 14%. The total number of active inventory this July was 183 compared to 214 in July 2017. This month's total of 183 is lower than the previous month's total supply of available inventory of 193, a decrease of 5%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last July, the median sale price for Fishtown Homes was \$345,200. This July, the median sale price was \$338,500, a decrease of 2% or \$6,700 compared to last year. The current median sold price is 2% lower than in June.

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 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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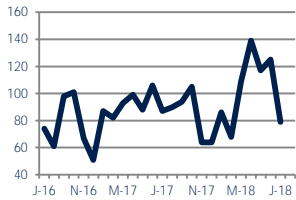
## Focus On: Fishtown Housing Market

July 2018

Zip Code(s): 19125

### New Listings

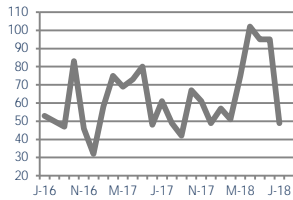
79



Down -9%  
Vs. Year Ago

### Current Contracts

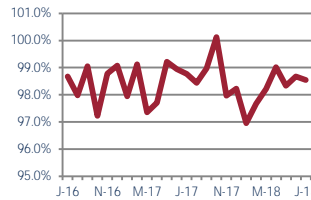
49



Down -20%  
Vs. Year Ago

### Sold Vs. List Price

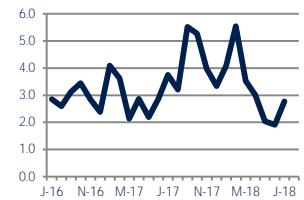
98.5%



No Change  
Vs. Year Ago

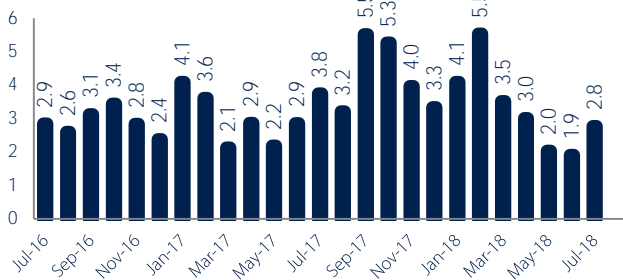
### Months of Supply

2.8



Down -26%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

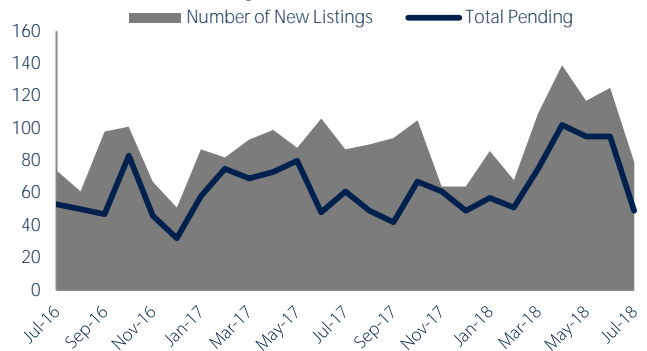
In July, there was 2.8 months of supply available in Fishtown, compared to 3.8 in July 2017. That is a decrease of 26% versus a year ago.

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.

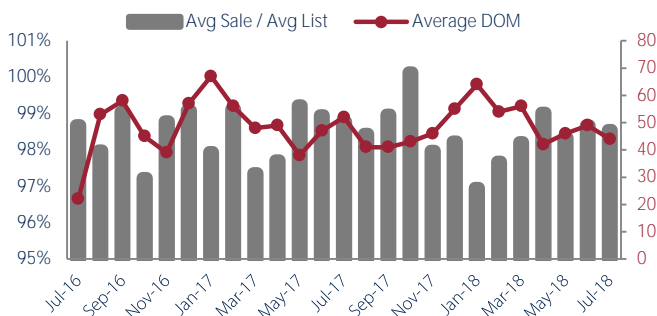
### New Listings & Current Contracts

This month there were 79 homes newly listed for sale in Fishtown compared to 87 in July 2017, a decrease of 9%. There were 49 current contracts pending sale this July compared to 61 a year ago. The number of current contracts is 20% lower than last July.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In July, the average sale price in Fishtown was 98.5% 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 44, lower than the average last year, which was 52, a decrease of 15%.



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