

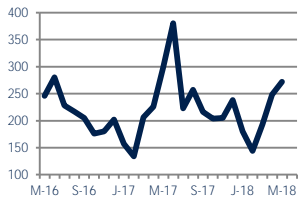
Focus On: North Philadelphia and City Center Housing Market

May 2018

Zip Code(s): 19121, 19122, 19123, 19130, 19132, 19133, 19102, 19103, 19106 and 19107

Units Sold

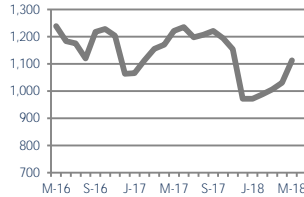
272



Down -9%
Vs. Year Ago

Active Inventory

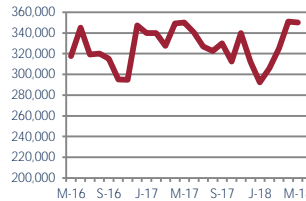
1,113



Down -9%
Vs. Year Ago

Median Sale Price

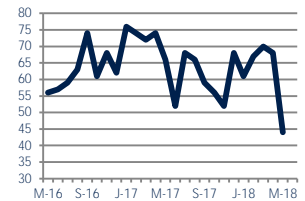
\$350,000



No Change
Vs. Year Ago

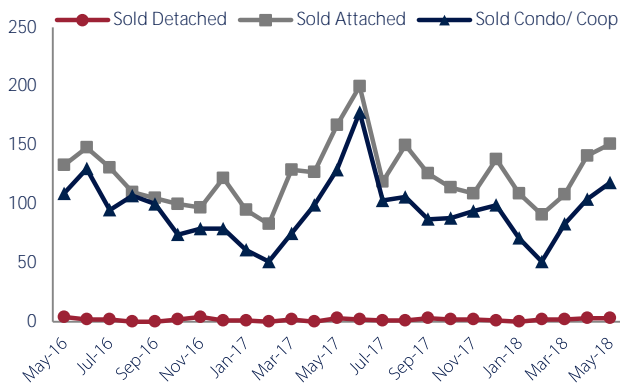
Days On Market

44



Down -33%
Vs. Year Ago

Units Sold*



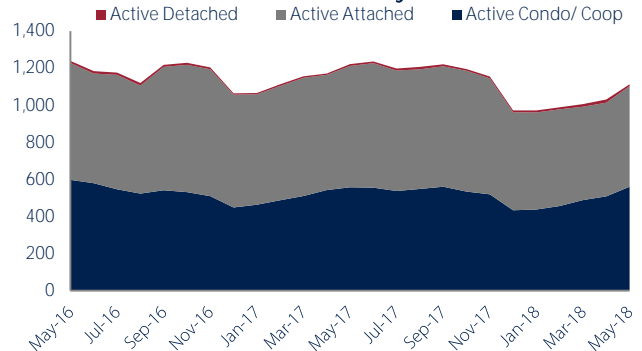
Units Sold

There was an increase in total units sold in May, with 272 sold this month in North Philadelphia and City Center versus 248 last month, an increase of 10%. This month's total units sold was lower than at this time last year, a decrease of 9% versus May 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 109 units or 9%. The total number of active inventory this May was 1,113 compared to 1,222 in May 2017. This month's total of 1,113 is higher than the previous month's total supply of available inventory of 1,031, an increase of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for North Philadelphia and City Center Homes was \$350,000. This May, the median sale price was approximately the same at \$350,000. The current median sold price is also similar to 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.



North Philadelphia and City Center are defined as properties listed in zip code/s 19121, 19122, 19123, 19130, 19132, 19133, 19102, 19103, 19106 and 19107.

*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.



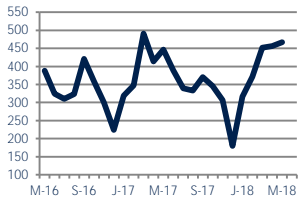
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May 2018

Zip Code(s): 19121, 19122, 19123, 19130, 19132, 19133, 19102, 19103, 19106 and 19107

New Listings

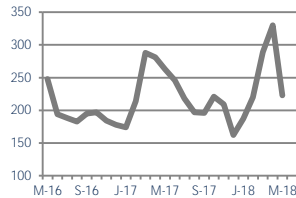
467



Up 4%
Vs. Year Ago

Current Contracts

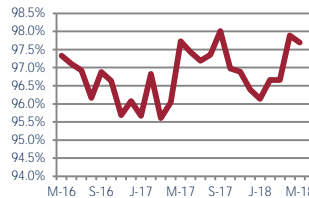
223



Down -15%
Vs. Year Ago

Sold Vs. List Price

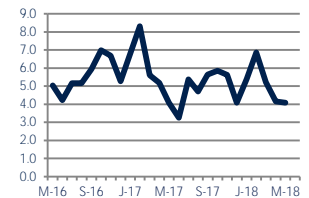
97.7%



No Change
Vs. Year Ago

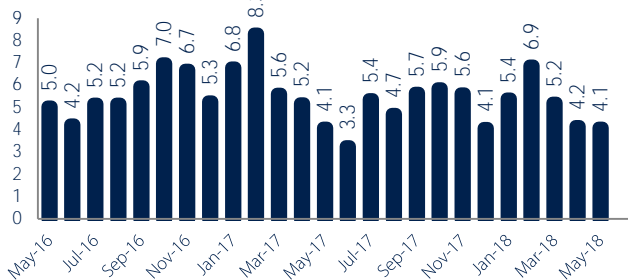
Months of Supply

4.1



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

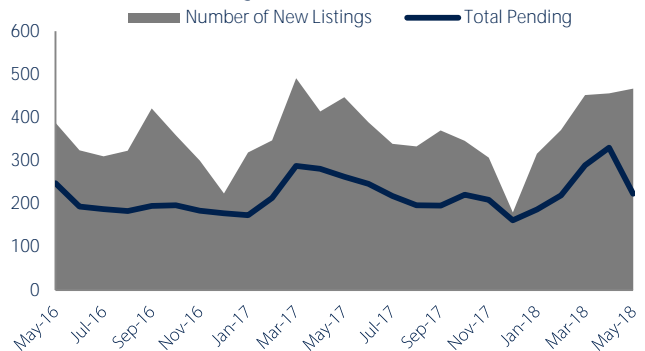
In May, there was 4.1 months of supply available in North Philadelphia and City Center. The amount of supply is similar compared to a year ago.

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.

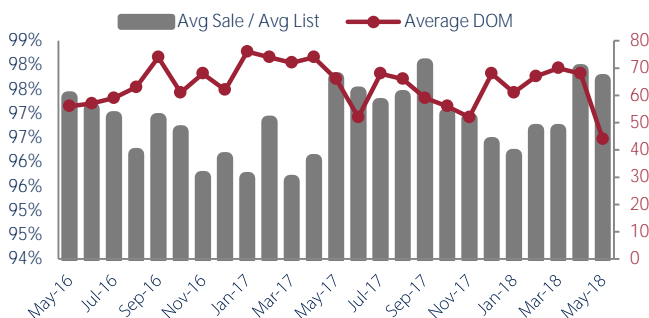
New Listings & Current Contracts

This month there were 467 homes newly listed for sale in North Philadelphia and City Center compared to 447 in May 2017, an increase of 4%. There were 223 current contracts pending sale this May compared to 263 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 North Philadelphia and City Center was 97.7% 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 66, a decrease of 33%.



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