

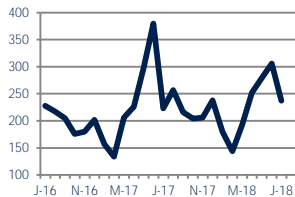
Focus On: North Philadelphia and City Center Housing Market

July 2018

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

Units Sold

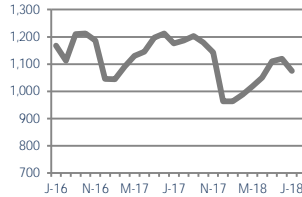
237



Up 6%
Vs. Year Ago

Active Inventory

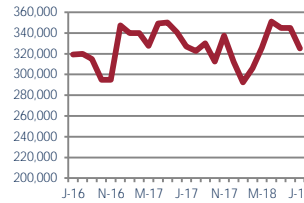
1,075



Down -9%
Vs. Year Ago

Median Sale Price

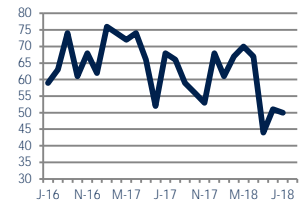
\$325,000



Down -1%
Vs. Year Ago

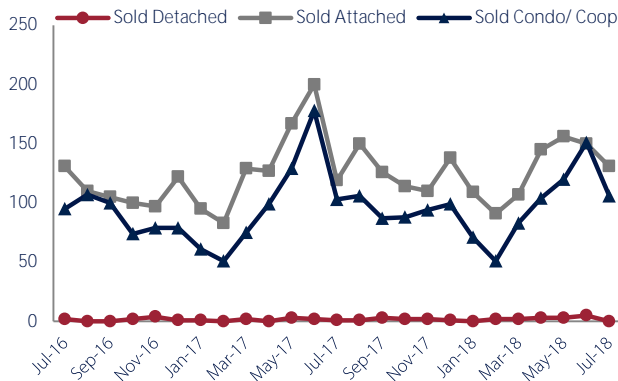
Days On Market

50



Down -26%
Vs. Year Ago

Units Sold*



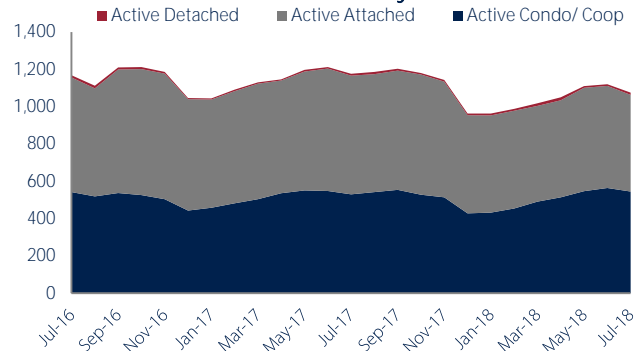
Units Sold

There was a decrease in total units sold in July, with 237 sold this month in North Philadelphia and City Center versus 306 last month, a decrease of 23%. This month's total units sold was higher than at this time last year, an increase of 6% versus July 2017.

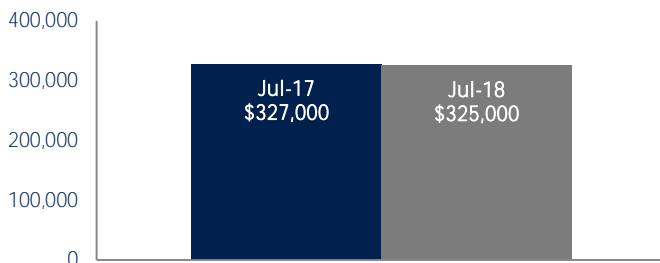
Active Inventory

Versus last year, the total number of homes available this month is lower by 101 units or 9%. The total number of active inventory this July was 1,075 compared to 1,176 in July 2017. This month's total of 1,075 is lower than the previous month's total supply of available inventory of 1,120, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for North Philadelphia and City Center Homes was \$327,000. This July, the median sale price was \$325,000, a decrease of 1% or \$2,000 compared to last year. The current median sold price is 6% 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.

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 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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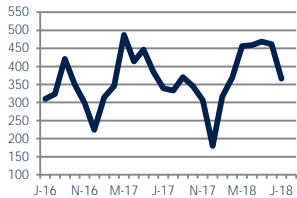
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July 2018

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

New Listings

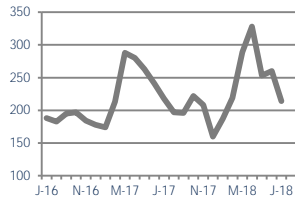
366



Up 8%
Vs. Year Ago

Current Contracts

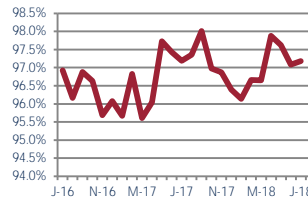
214



Down -2%
Vs. Year Ago

Sold Vs. List Price

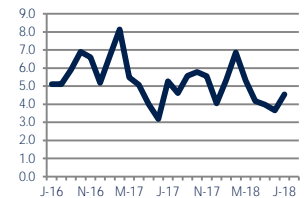
97.2%



No Change
Vs. Year Ago

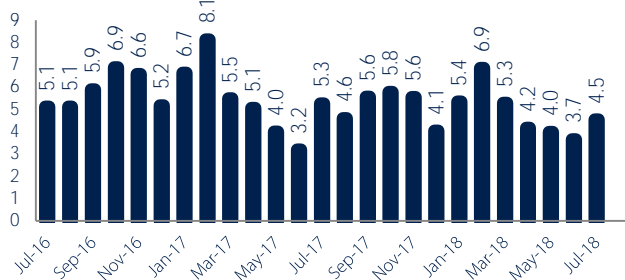
Months of Supply

4.5



Down -14%
Vs. Year Ago

Months Of Supply



Months of Supply

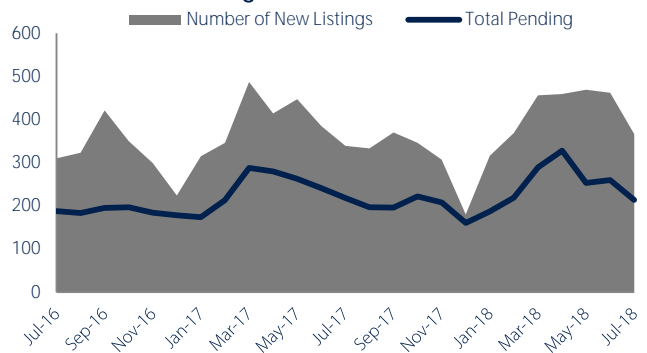
In July, there was 4.5 months of supply available in North Philadelphia and City Center, compared to 5.3 in July 2017. That is a decrease of 14% versus a year ago.

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.

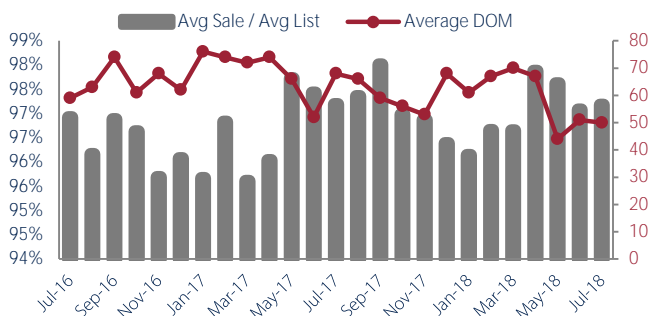
New Listings & Current Contracts

This month there were 366 homes newly listed for sale in North Philadelphia and City Center compared to 339 in July 2017, an increase of 8%. There were 214 current contracts pending sale this July compared to 218 a year ago. The number of current contracts is 2% 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 North Philadelphia and City Center was 97.2% 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 50, lower than the average last year, which was 68, a decrease of 26%.



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