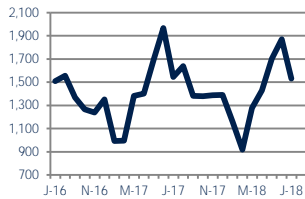
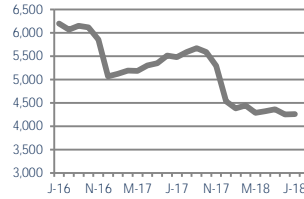


Units Sold 1,530



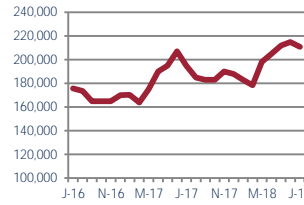
Down -1%
Vs. Year Ago

Active Inventory 4,265



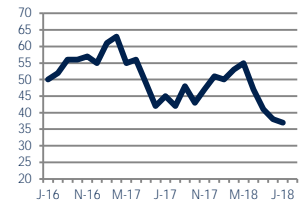
Down -22%
Vs. Year Ago

Median Sale Price \$210,950



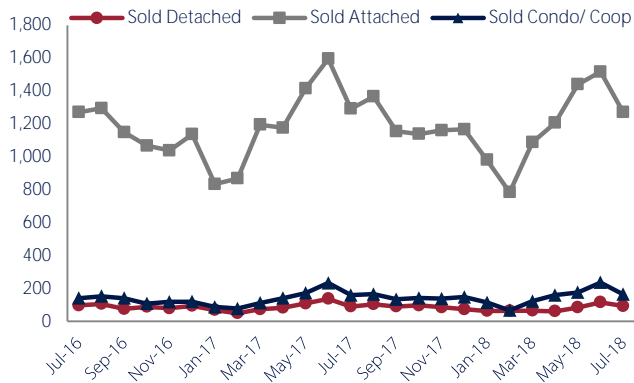
Up 8%
Vs. Year Ago

Days On Market 37



Down -18%
Vs. Year Ago

Units Sold*



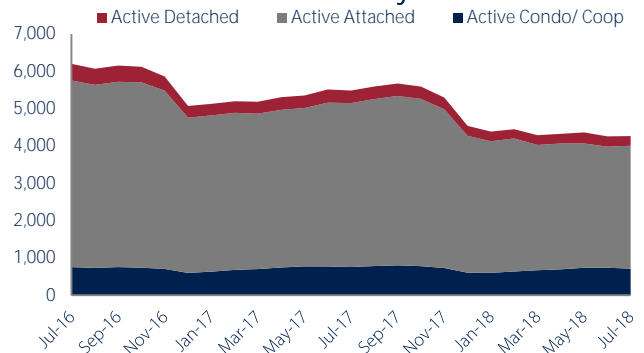
Units Sold

There was a decrease in total units sold in July, with 1,530 sold this month in Philadelphia County versus 1,870 last month, a decrease of 18%. This month's total units sold was lower than at this time last year, a decrease of 1% versus July 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 1,220 units or 22%. The total number of active inventory this July was 4265 compared to 5,485 in July 2017. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Philadelphia County Homes was \$195,000. This July, the median sale price was \$210,950, an increase of 8% or \$15,950 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.



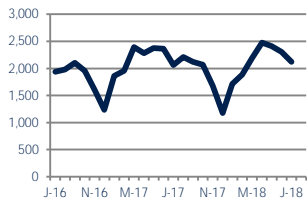
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by TREND and 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.





New Listings

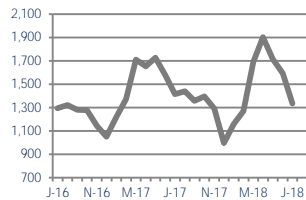
2,121



Up 3%
Vs. Year Ago

Current Contracts

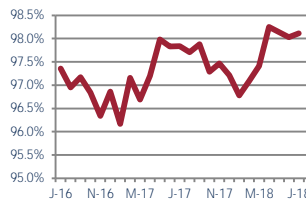
1,336



Down -6%
Vs. Year Ago

Sold Vs. List Price

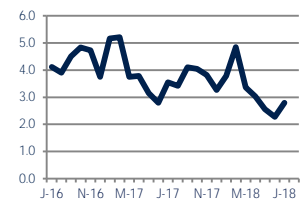
98.1%



No Change
Vs. Year Ago

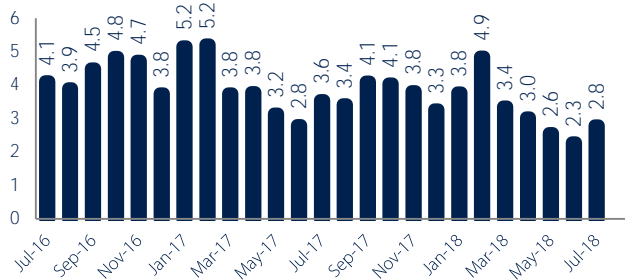
Months of Supply

2.8



Down -21%
Vs. Year Ago

Months Of Supply



Months of Supply

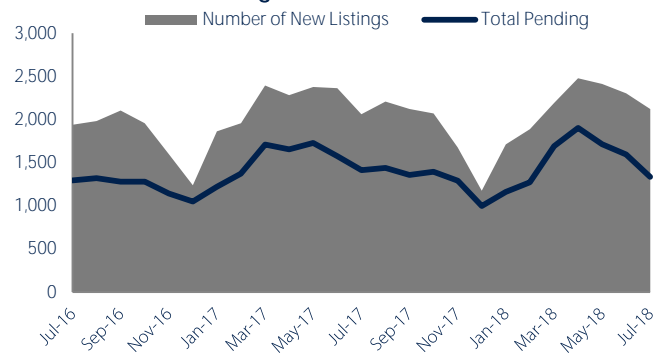
In July, there was 2.8 months of supply available in Philadelphia County, compared to 3.6 in July 2017. That is a decrease of 22% versus a year ago.

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.

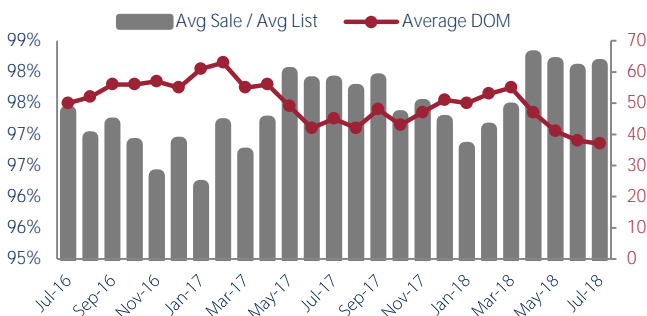
New Listings & Current Contracts

This month there were 2,121 homes newly listed for sale in Philadelphia County compared to 2,061 in July 2017, an increase of 3%. There were 1,336 current contracts pending sale this July compared to 1,415 a year ago. The number of current contracts is 6% 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 Philadelphia County was 98.1% 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 37, lower than the average last year, which was 45, a decrease of 18%.



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