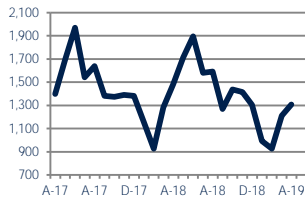
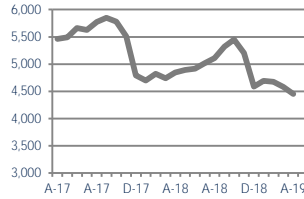


Units Sold 1,307



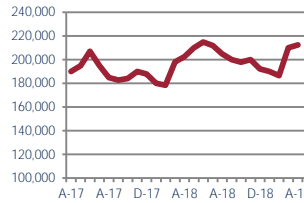
Down -12%
Vs. Year Ago

Active Inventory 4,450



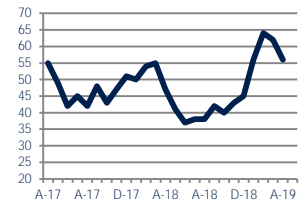
Down -8%
Vs. Year Ago

Median Sale Price \$212,500



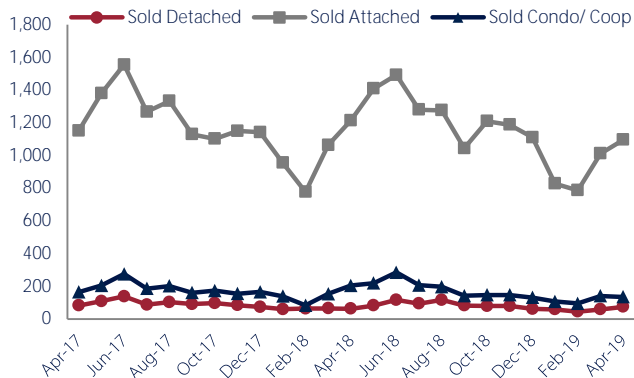
Up 5%
Vs. Year Ago

Days On Market 56



Up 19%
Vs. Year Ago

Units Sold*



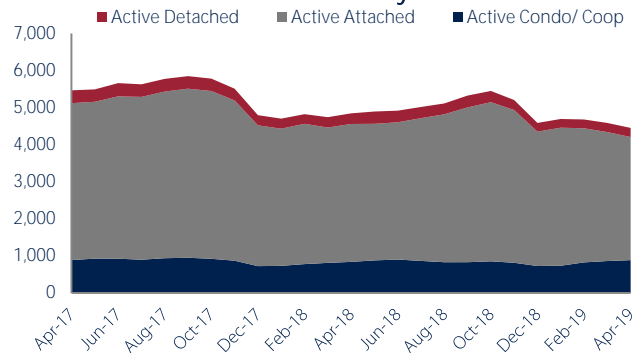
Units Sold

There was an increase in total units sold in April, with 1,307 sold this month in Philadelphia County versus 1,212 last month, an increase of 8%. This month's total units sold was lower than at this time last year, a decrease of 12% versus April 2018.

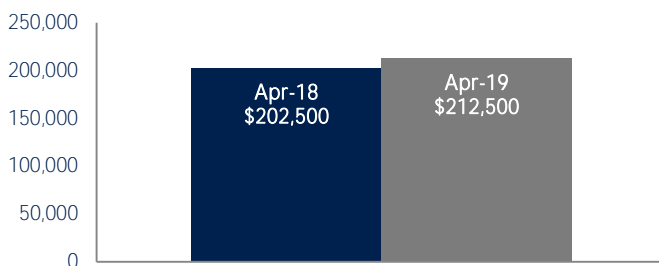
Active Inventory

Versus last year, the total number of homes available this month is lower by 393 units or 8%. The total number of active inventory this April was 4,450 compared to 4,843 in April 2018. This month's total of 4,450 is lower than the previous month's total supply of available inventory of 4,584, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Philadelphia County Homes was \$202,500. This April, the median sale price was \$212,500, an increase of 5% or \$10,000 compared to last year. The current median sold price is 1% higher than in March.

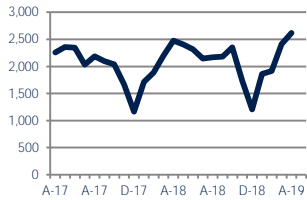
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



*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.

New Listings

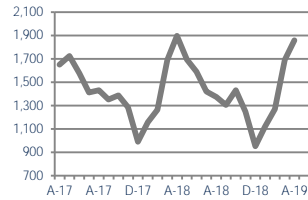
2,620



Up 6%
Vs. Year Ago

Current Contracts

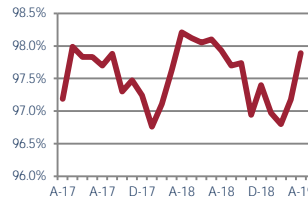
1,859



Down -2%
Vs. Year Ago

Sold Vs. List Price

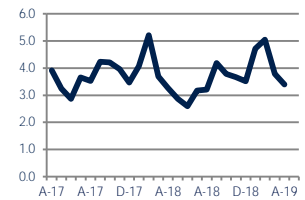
97.9%



No Change
Vs. Year Ago

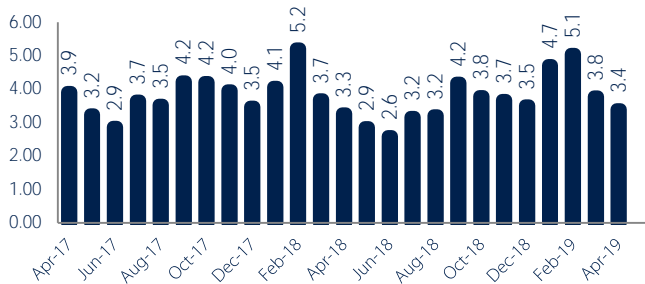
Months of Supply

3.4



Up 4%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

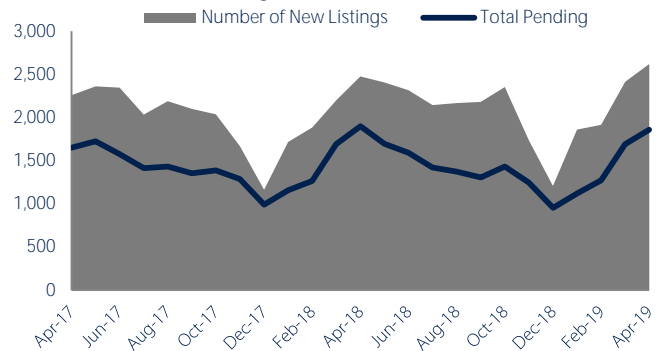
This month there were 2,620 homes newly listed for sale in Philadelphia County compared to 2,476 in April 2018, an increase of 6%. There were 1,859 current contracts pending sale this April compared to 1,898 a year ago. The number of current contracts is 2% lower than last April.

Months of Supply

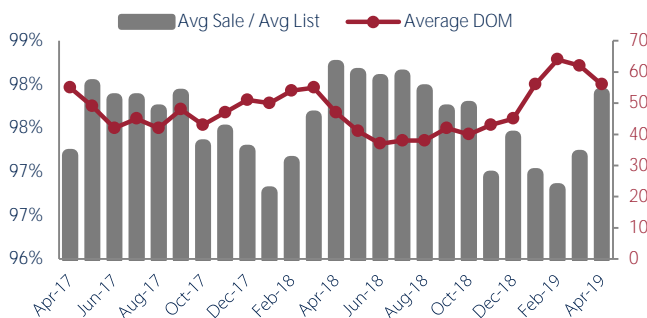
In April, there was 3.4 months of supply available in Philadelphia County, compared to 3.3 in April 2018. That is an increase of 4% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Philadelphia County was 97.9% 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 56, higher than the average last year, which was 47, an increase of 19%.



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