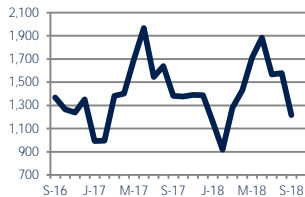
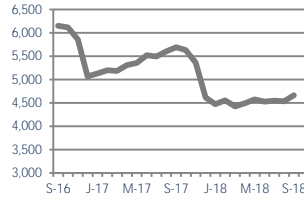


Units Sold
1,216



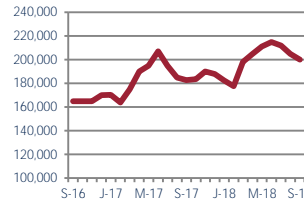
Down -12%
Vs. Year Ago

Active Inventory
4,669



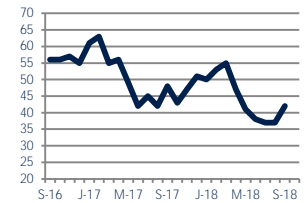
Down -18%
Vs. Year Ago

Median Sale Price
\$200,000



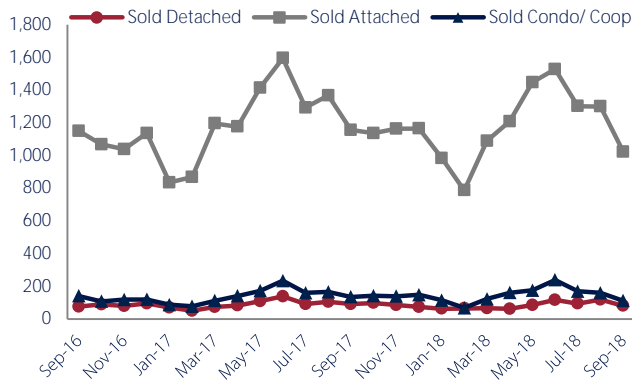
Up 9%
Vs. Year Ago

Days On Market
42



Down -13%
Vs. Year Ago

Units Sold*



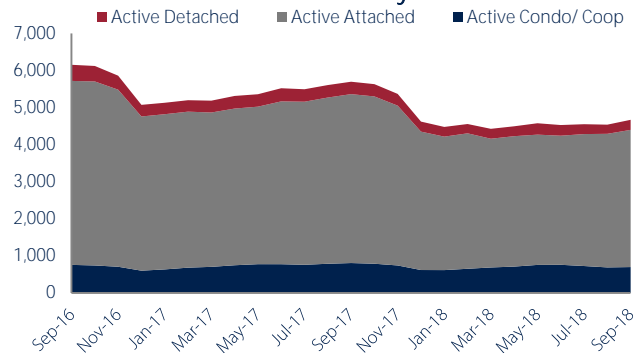
Units Sold

There was a decrease in total units sold in September, with 1,216 sold this month in Philadelphia County versus 1,579 last month, a decrease of 23%. This month's total units sold was lower than at this time last year, a decrease of 12% versus September 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 1,028 units or 18%. The total number of active inventory this September was 4,669 compared to 5,697 in September 2017. This month's total of 4,669 is higher than the previous month's total supply of available inventory of 4,538, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Philadelphia County Homes was \$182,750. This September, the median sale price was \$200,000, an increase of 9% or \$17,250 compared to last year. The current median sold price is 2% lower than in August.

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



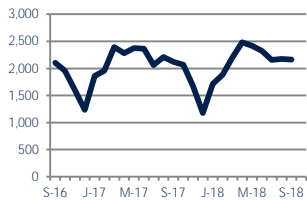
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by TREND and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

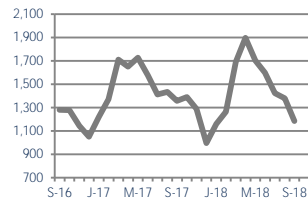
2,164



Up 2%
Vs. Year Ago

Current Contracts

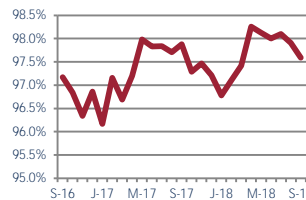
1,186



Down -13%
Vs. Year Ago

Sold Vs. List Price

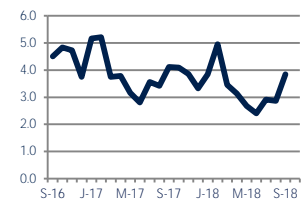
97.6%



No Change
Vs. Year Ago

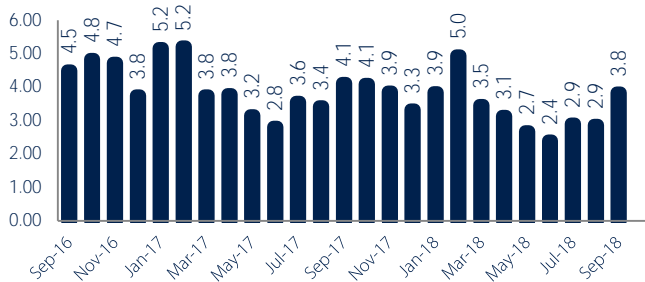
Months of Supply

3.8



Down -7%
Vs. Year Ago

Months Of Supply



Months of Supply

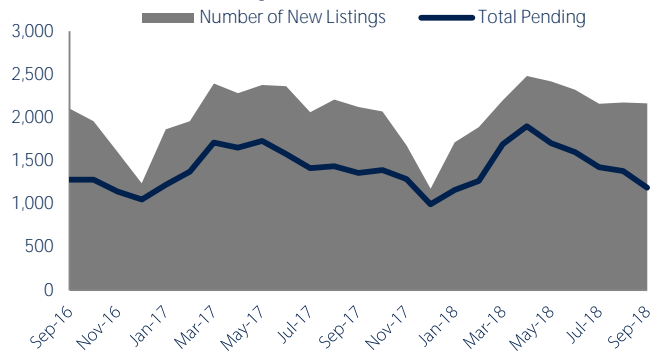
In September, there was 3.8 months of supply available in Philadelphia County, compared to 4.1 in September 2017. That is a decrease of 7% versus a year ago.

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.

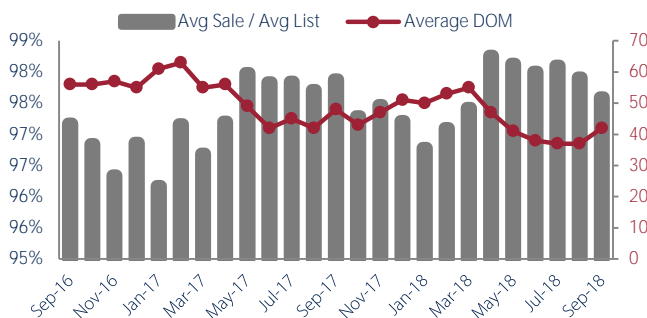
New Listings & Current Contracts

This month there were 2,164 homes newly listed for sale in Philadelphia County compared to 2,122 in September 2017, an increase of 2%. There were 1,186 current contracts pending sale this September compared to 1,358 a year ago. The number of current contracts is 13% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Philadelphia County was 97.6% 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 42, lower than the average last year, which was 48, a decrease of 13%.



*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.

