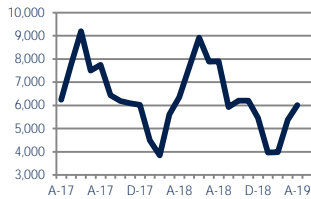
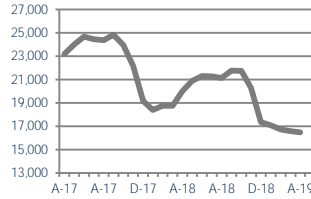


Units Sold 6,017



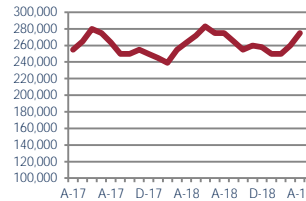
Down -5%
Vs. Year Ago

Active Inventory 16,490



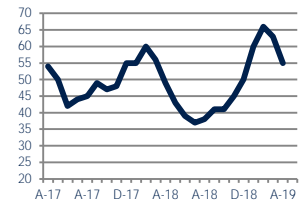
Down -18%
Vs. Year Ago

Median Sale Price \$275,000



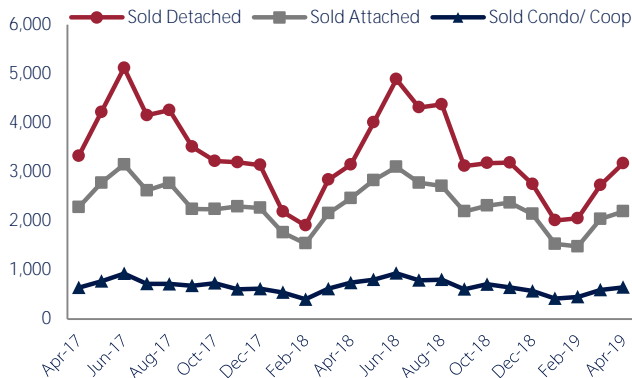
Up 4%
Vs. Year Ago

Days On Market 55



Up 12%
Vs. Year Ago

Units Sold*



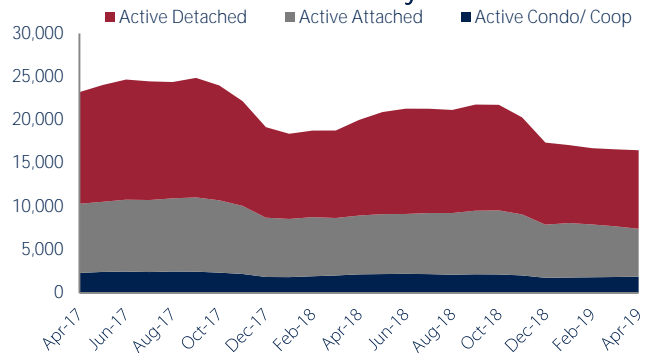
Units Sold

There was an increase in total units sold in April, with 6,017 sold this month in Philadelphia Metro versus 5,369 last month, an increase of 12%. This month's total units sold was lower than at this time last year, a decrease of 5% versus April 2018.

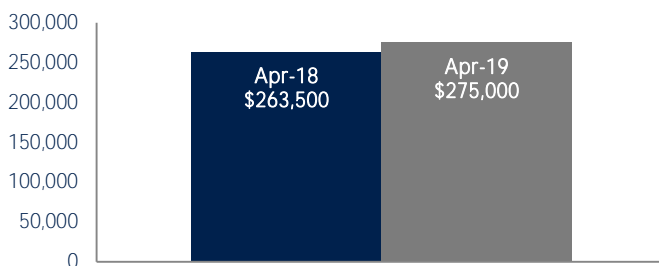
Active Inventory

Versus last year, the total number of homes available this month is lower by 3,509 units or 18%. The total number of active inventory this April was 16,490 compared to 19,999 in April 2018. This month's total of 16,490 is lower than the previous month's total supply of available inventory of 16,597, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Philadelphia Metro Homes was \$263,500. This April, the median sale price was \$275,000, an increase of 4% or \$11,500 compared to last year. The current median sold price is 6% 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.



*Defined as the counties of Berks, Bucks, Chester, Delaware, Lehigh, Montgomery, Northampton, and Philadelphia in PA

*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.

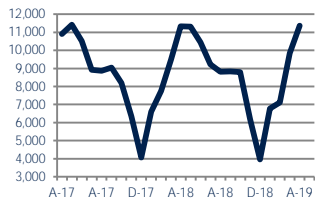
Information included in this report is based on data supplied by GLVR/BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of GLVR/BRIGHTMLS or Long & Foster Real Estate, Inc.





New Listings

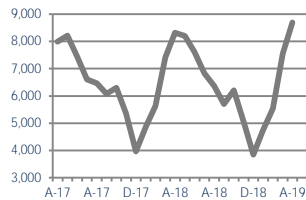
11,371



No Change
Vs. Year Ago

Current Contracts

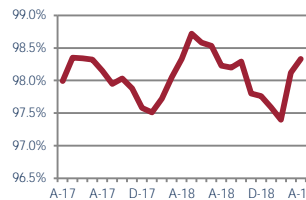
8,698



Up 5%
Vs. Year Ago

Sold Vs. List Price

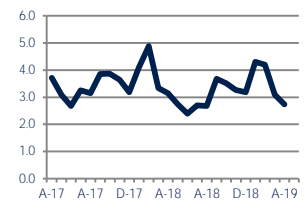
98.3%



No Change
Vs. Year Ago

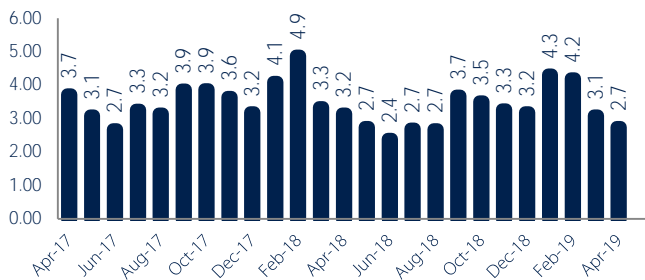
Months of Supply

2.7



Down -13%
Vs. Year Ago

Months Of Supply



Months of Supply

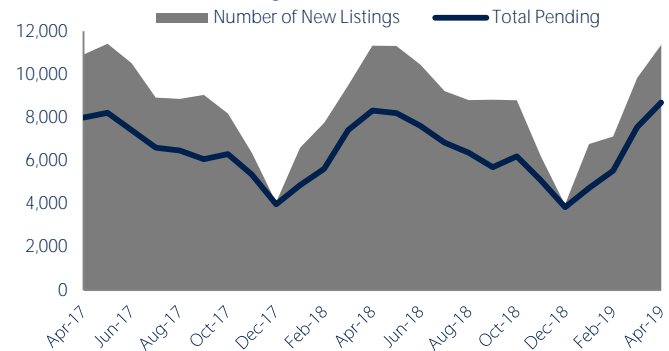
In April, there was 2.7 months of supply available in Philadelphia Metro, compared to 3.1 in April 2018. That is a decrease of 13% versus a year ago.

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.

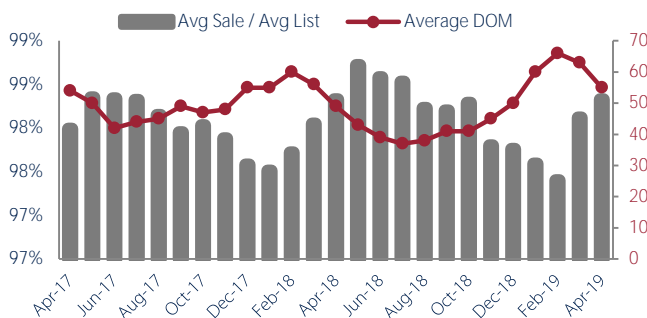
New Listings & Current Contracts

This month there were 11,371 homes newly listed for sale in Philadelphia Metro, which is similar to the amount in April 2018. There were 8,698 current contracts pending sale this April compared to 8,319 a year ago. The number of current contracts is 5% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Philadelphia Metro was 98.3% 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 55, higher than the average last year, which was 49, an increase of 12%.



*Defined as the counties of Berks, Bucks, Chester, Delaware, Lehigh, Montgomery, Northampton, and Philadelphia in PA

*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 GLVR/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 GLVR/BRIGHTMLS or Long & Foster Real Estate, Inc.

