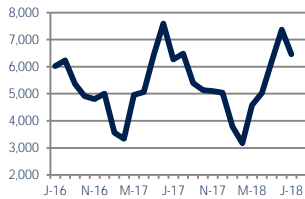




### Units Sold

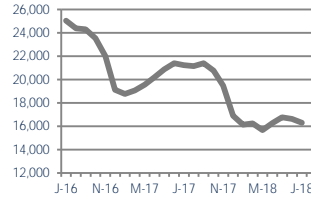
6,462



Up 3%  
Vs. Year Ago

### Active Inventory

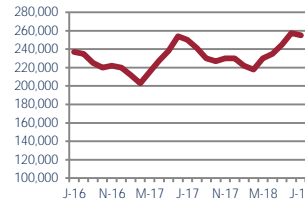
16,306



Down -23%  
Vs. Year Ago

### Median Sale Price

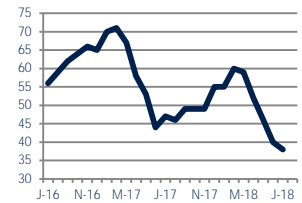
\$255,000



Up 2%  
Vs. Year Ago

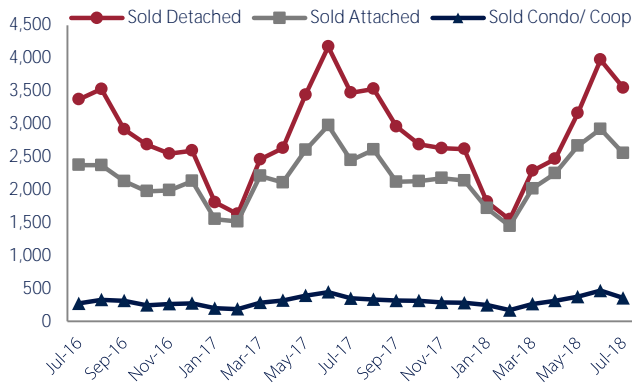
### Days On Market

38



Down -19%  
Vs. Year Ago

### Units Sold\*



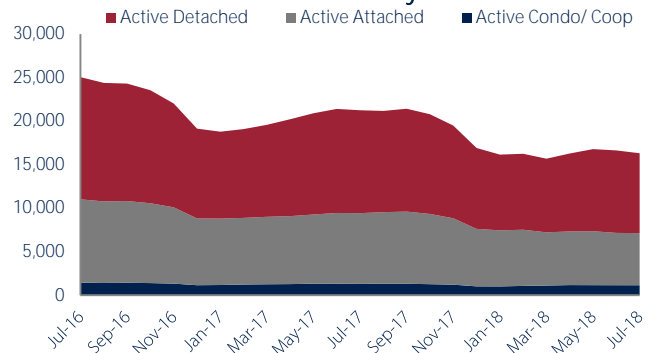
### Units Sold

There was a decrease in total units sold in July, with 6,462 sold this month in Philadelphia Metro versus 7,366 last month, a decrease of 12%. This month's total units sold was higher than at this time last year, an increase of 3% versus July 2017.

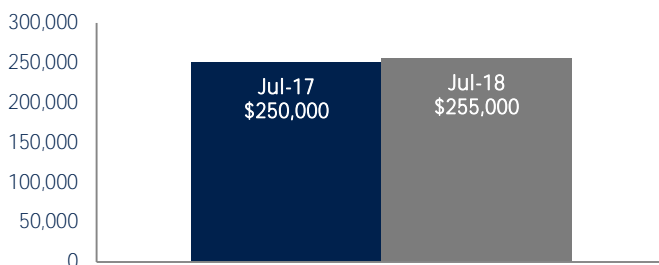
### Active Inventory

Versus last year, the total number of homes available this month is lower by 4,936 units or 23%. The total number of active inventory this July was 16,306 compared to 21,242 in July 2017. This month's total of 16,306 is lower than the previous month's total supply of available inventory of 16,630, a decrease of 2%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last July, the median sale price for Philadelphia Metro Homes was \$250,000. This July, the median sale price was \$255,000, an increase of 2% or \$5,000 compared to last year. The current median sold price is 1% 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.



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

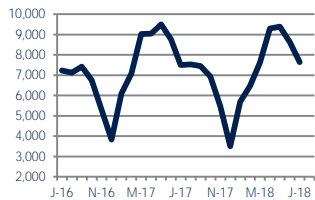
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

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### New Listings

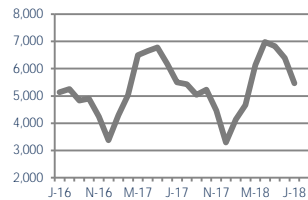
7,641



Up 2%  
Vs. Year Ago

### Current Contracts

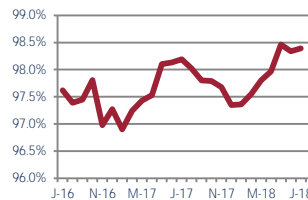
5,465



Down -1%  
Vs. Year Ago

### Sold Vs. List Price

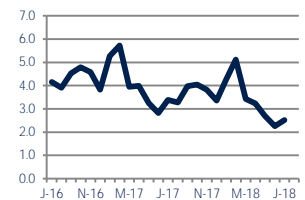
98.4%



No Change  
Vs. Year Ago

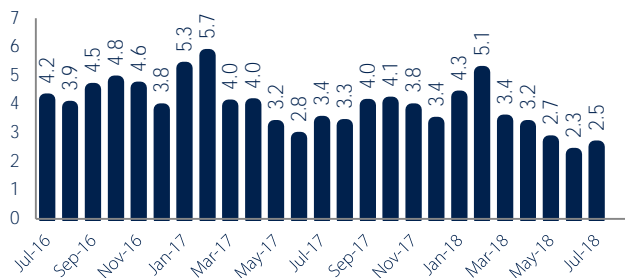
### Months of Supply

2.5



Down -25%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

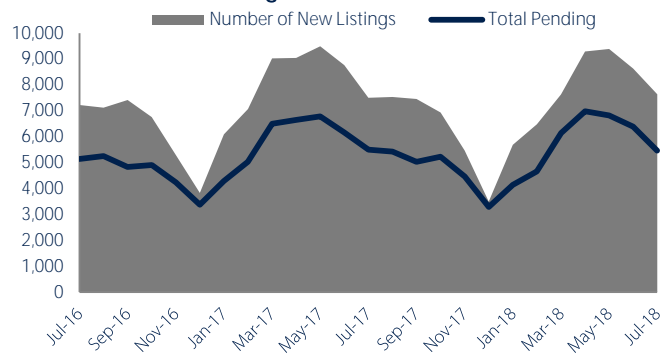
In July, there was 2.5 months of supply available in Philadelphia Metro, compared to 3.4 in July 2017. That is a decrease of 25% versus a year ago.

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.

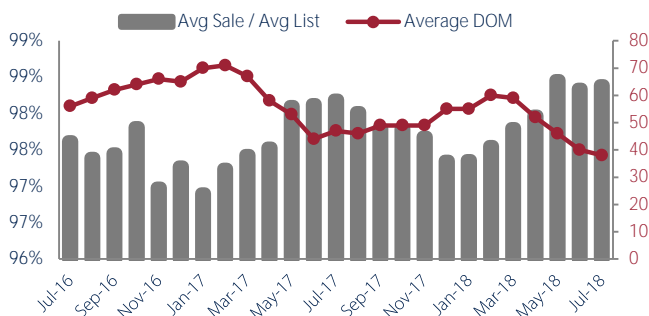
### New Listings & Current Contracts

This month there were 7,641 homes newly listed for sale in Philadelphia Metro compared to 7,506 in July 2017, an increase of 2%. There were 5,465 current contracts pending sale this July compared to 5,498 a year ago. The number of current contracts is 1% 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 Metro was 98.4% 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 38, lower than the average last year, which was 47, a decrease of 19%.



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\*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.

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