

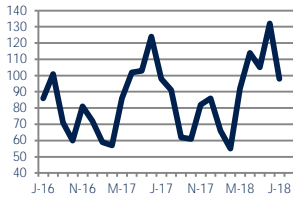
## Focus On: Point Breeze and Grays Ferry Housing Market

July 2018

Zip Code(s): 19146

### Units Sold

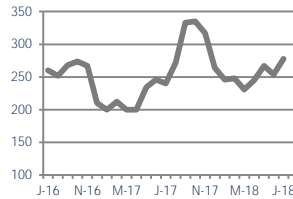
98



No Change  
Vs. Year Ago

### Active Inventory

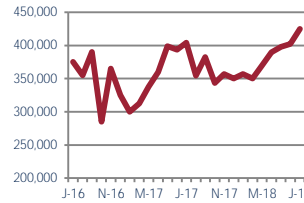
278



Up 16%  
Vs. Year Ago

### Median Sale Price

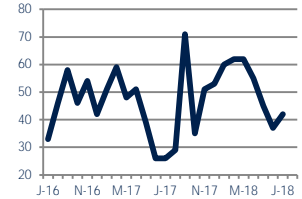
\$425,000



Up 5%  
Vs. Year Ago

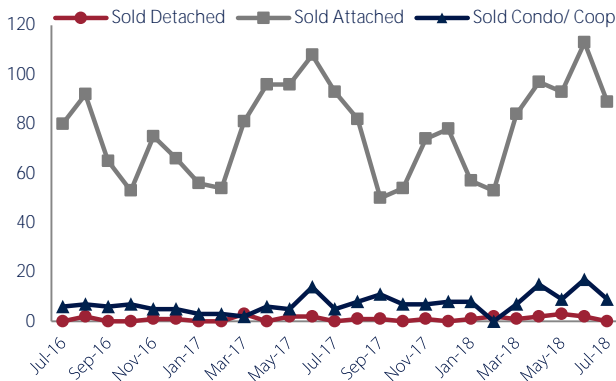
### Days On Market

42



Up 62%  
Vs. Year Ago

### Units Sold\*



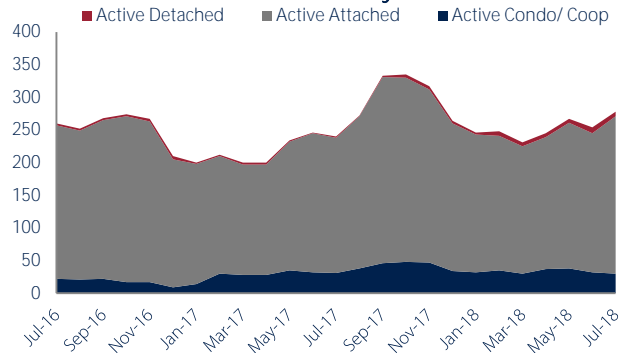
### Units Sold

There was a decrease in total units sold in July, with 98 sold this month in Point Breeze and Grays Ferry, a decrease of 26%. This month's total units sold is similar compared to a year ago.

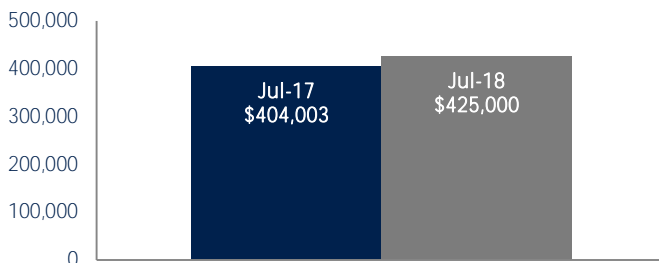
### Active Inventory

Versus last year, the total number of homes available this month is higher by 38 units or 16%. The total number of active inventory this July was 278 compared to 240 in July 2017. This month's total of 278 is higher than the previous month's total supply of available inventory of 254, an increase of 9%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last July, the median sale price for Point Breeze and Grays Ferry Homes was \$404,003. This July, the median sale price was \$425,000, an increase of 5% or \$20,997 compared to last year. The current median sold price is 6% higher 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.

Point Breeze and Grays Ferry are defined as properties listed in zip code/s 19146.

\*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.



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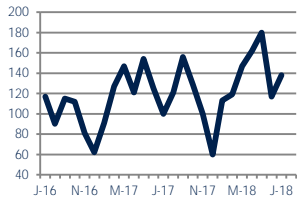
## Focus On: Point Breeze and Grays Ferry Housing Market

July 2018

Zip Code(s): 19146

### New Listings

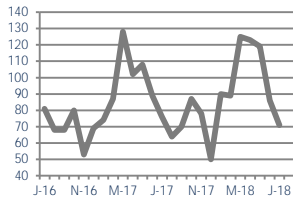
138



Up 38%  
Vs. Year Ago

### Current Contracts

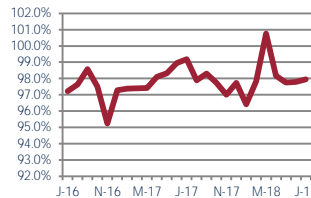
71



Down -7%  
Vs. Year Ago

### Sold Vs. List Price

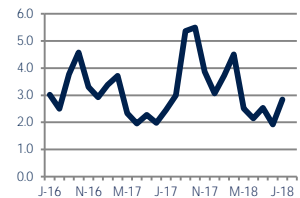
97.9%



Down -1.3%  
Vs. Year Ago

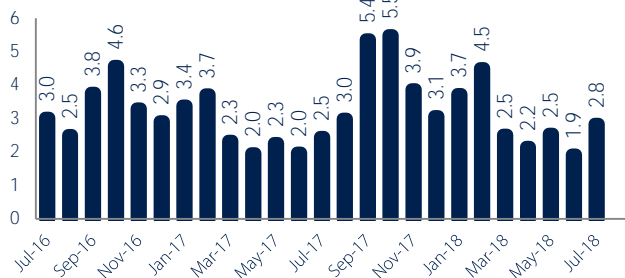
### Months of Supply

2.8



Up 16%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

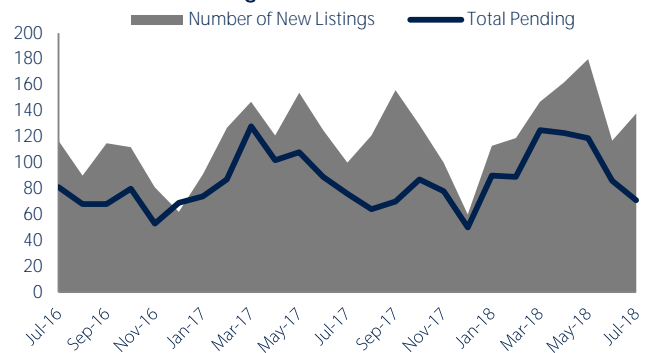
In July, there was 2.8 months of supply available in Point Breeze and Grays Ferry, compared to 2.4 in July 2017. That is an increase of 16% versus a year ago.

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.

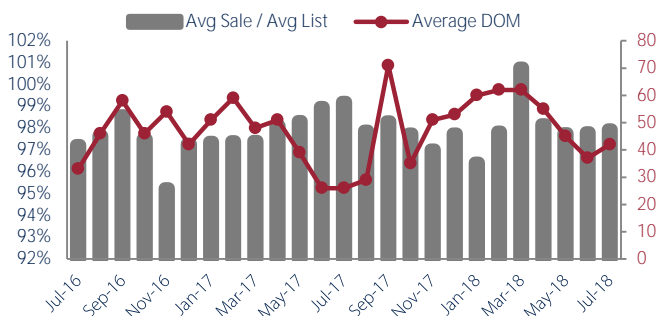
### New Listings & Current Contracts

This month there were 138 homes newly listed for sale in Point Breeze and Grays Ferry compared to 100 in July 2017, an increase of 38%. There were 71 current contracts pending sale this July compared to 76 a year ago. The number of current contracts is 7% 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 Point Breeze and Grays Ferry was 97.9% of the average list price, which is 1.3% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 42, higher than the average last year, which was 26, an increase of 62%.



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