

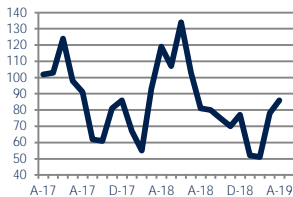
## Focus On: Point Breeze and Grays Ferry Housing Market

April 2019

Zip Code(s): 19146

### Units Sold

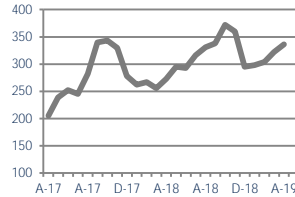
86



Down -28%  
Vs. Year Ago

### Active Inventory

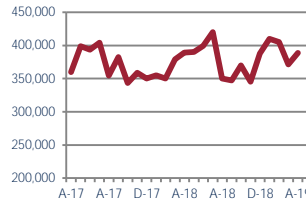
336



Up 23%  
Vs. Year Ago

### Median Sale Price

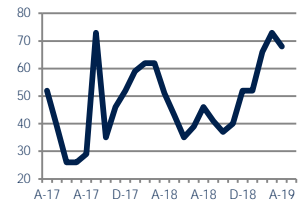
\$388,750



No Change  
Vs. Year Ago

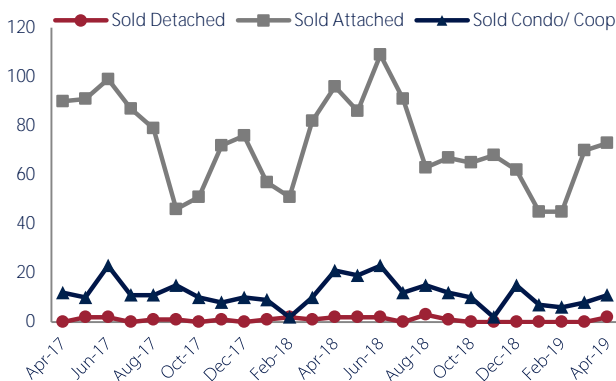
### Days On Market

68



Up 33%  
Vs. Year Ago

### Units Sold\*



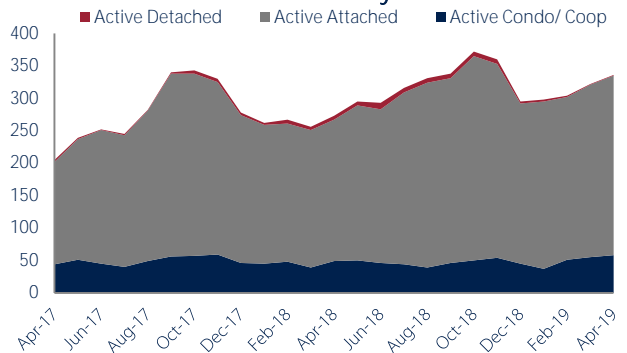
### Units Sold

There was an increase in total units sold in April, with 86 sold this month in Point Breeze and Grays Ferry versus 78 last month, an increase of 10%. This month's total units sold was lower than at this time last year, a decrease of 28% versus April 2018.

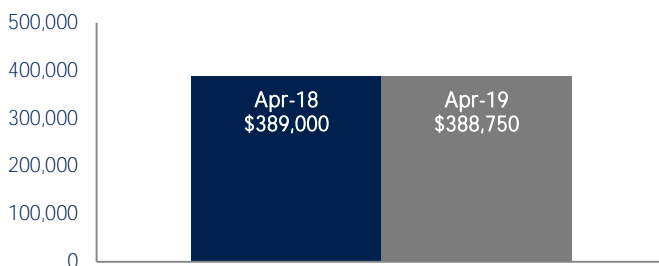
### Active Inventory

Versus last year, the total number of homes available this month is higher by 63 units or 23%. The total number of active inventory this April was 336 compared to 273 in April 2018. This month's total of 336 is higher than the previous month's total supply of available inventory of 322, an increase of 4%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last April, the median sale price for Point Breeze and Grays Ferry Homes was \$389,000. This April, the median sale price was \$388,750, which is similar compared to a year ago. The current median sold price is 5% lower 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.



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 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.



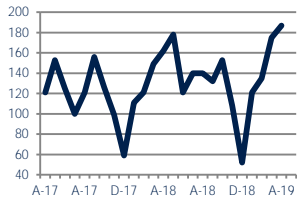
## Focus On: Point Breeze and Grays Ferry Housing Market

April 2019

Zip Code(s): 19146

### New Listings

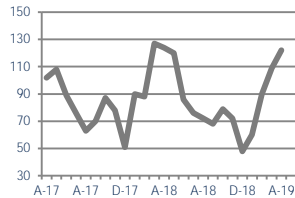
187



Up 15%  
Vs. Year Ago

### Current Contracts

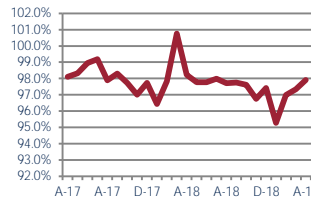
122



Down -2%  
Vs. Year Ago

### Sold Vs. List Price

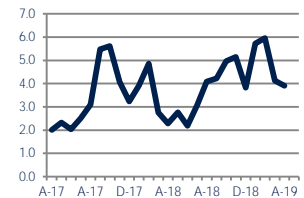
97.9%



No Change  
Vs. Year Ago

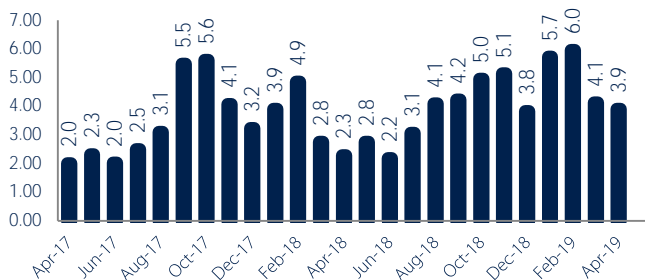
### Months of Supply

3.9



Up 71%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

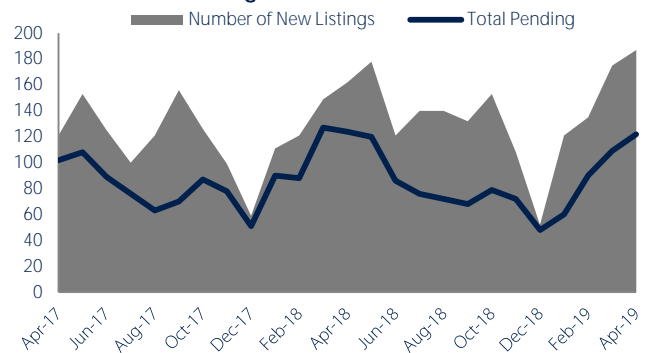
In April, there was 3.9 months of supply available in Point Breeze and Grays Ferry, compared to 2.3 in April 2018. That is an increase of 70% versus a year ago.

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.

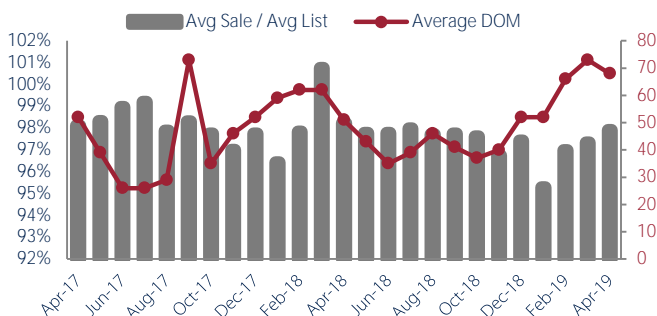
### New Listings & Current Contracts

This month there were 187 homes newly listed for sale in Point Breeze and Grays Ferry compared to 162 in April 2018, an increase of 15%. There were 122 current contracts pending sale this April compared to 124 a year ago. The number of current contracts is 2% lower 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 Point Breeze and Grays Ferry 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 68, higher than the average last year, which was 51, an increase of 33%.



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