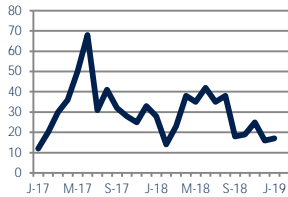


Zip Code(s): 19103

Units Sold

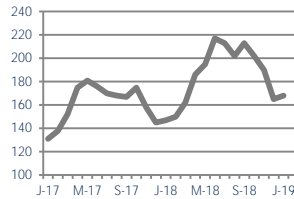
17



Down
Vs. Year Ago

Active Inventory

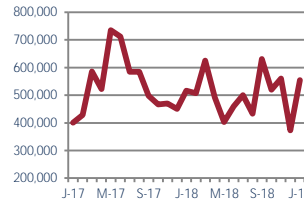
168



Up 14%
Vs. Year Ago

Median Sale Price

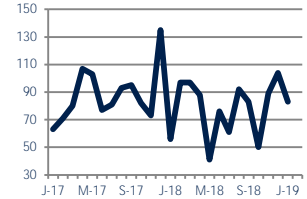
\$555,000



Up
Vs. Year Ago

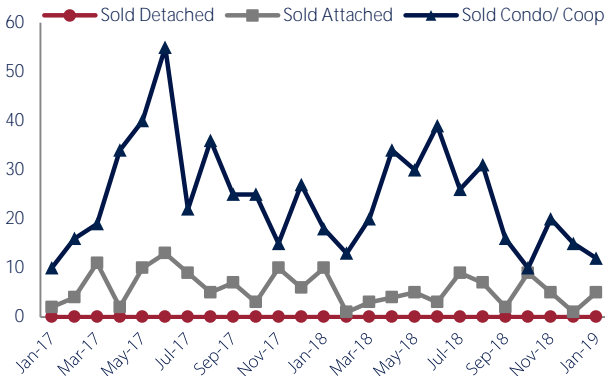
Days On Market

83



Up 48%
Vs. Year Ago

Units Sold*



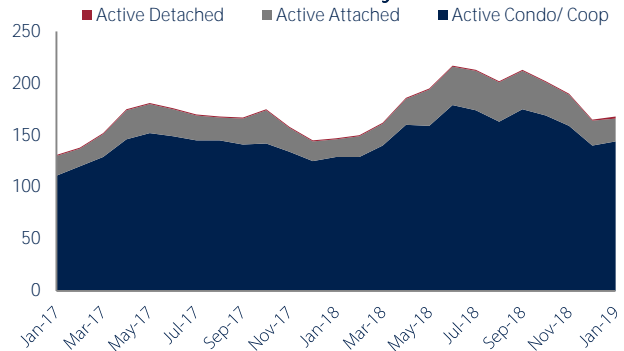
Units Sold

With relatively few transactions, there was an increase in total units sold in January, with 17 sold this month in Rittenhouse Square, Center City West, and Logan Square. This month's total units sold was lower than at this time last year, a decrease from January 2018.

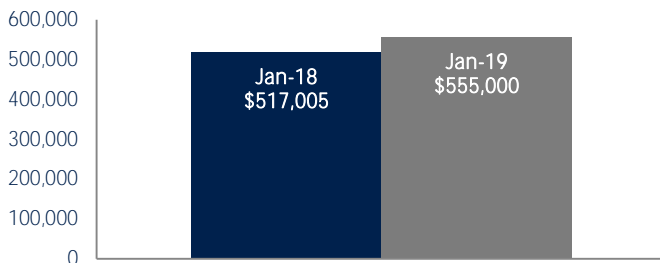
Active Inventory

Versus last year, the total number of homes available this month is higher by 21 units or 14%. The total number of active inventory this January was 168 compared to 147 in January 2018. This month's total of 168 is higher than the previous month's total supply of available inventory of 165, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last January, the median sale price for Rittenhouse Square, Center City West, and Logan Square Homes was \$517,005. This January, the median sale price was \$555,000, an increase of \$37,995 compared to last year. The current median sold price is higher than in December. Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



Rittenhouse Square, Center City West, and Logan Square are defined as properties listed in zip code/s 19103.

*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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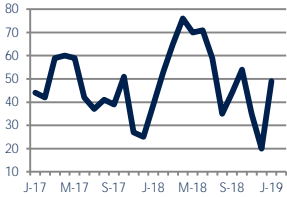




Zip Code(s): 19103

New Listings

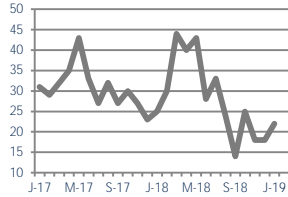
49



Up 26%
Vs. Year Ago

Current Contracts

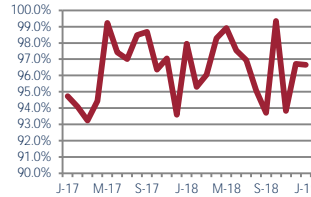
22



Down -12%
Vs. Year Ago

Sold Vs. List Price

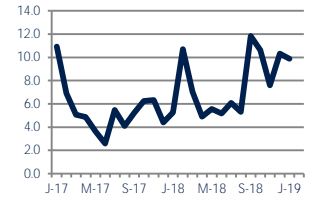
96.7%



Down -1.3%
Vs. Year Ago

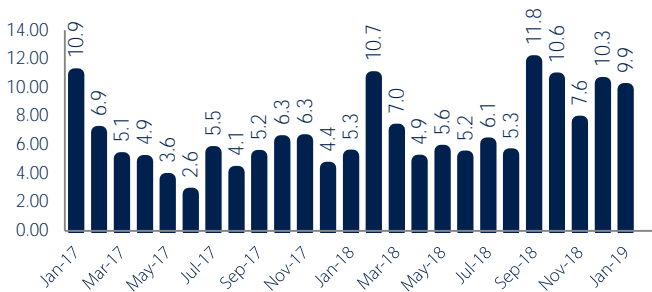
Months of Supply

9.9



Up 88%
Vs. Year Ago

Months Of Supply



Months of Supply

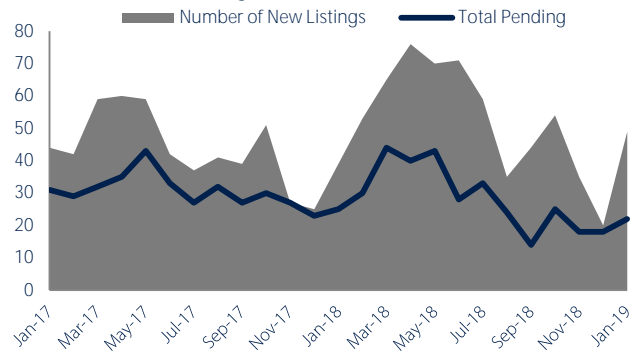
In January, there was 9.9 months of supply available in Rittenhouse Square, Center City West, and Logan Square, compared to 5.3 in January 2018. That is an increase of 88% versus a year ago.

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.

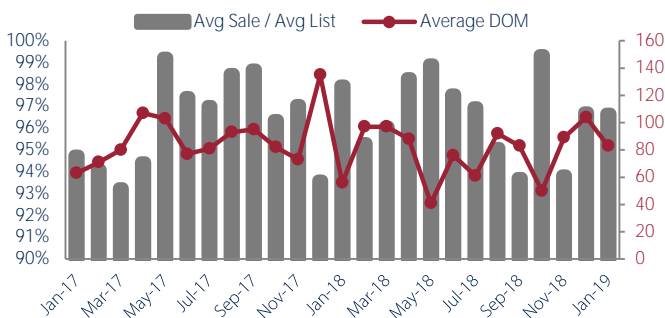
New Listings & Current Contracts

This month there were 49 homes newly listed for sale in Rittenhouse Square, Center City West, and Logan Square compared to 39 in January 2018, an increase of 26%. There were 22 current contracts pending sale this January compared to 25 a year ago. The number of current contracts is 12% lower than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Rittenhouse Square, Center City West, and Logan Square was 96.7% 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 83, higher than the average last year, which was 56, an increase of 48%.



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