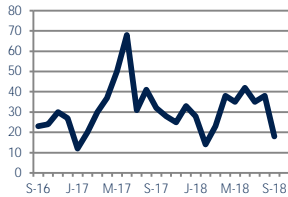


Zip Code(s): 19103

### Units Sold

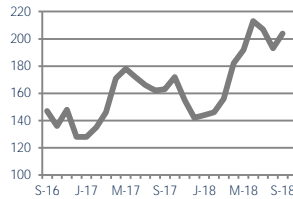
18



**Down**  
Vs. Year Ago

### Active Inventory

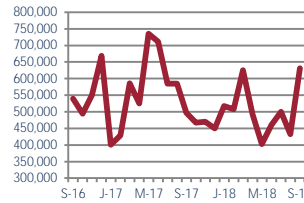
204



**Up 25%**  
Vs. Year Ago

### Median Sale Price

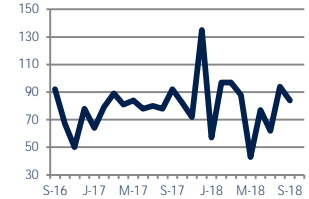
\$631,400



**Up**  
Vs. Year Ago

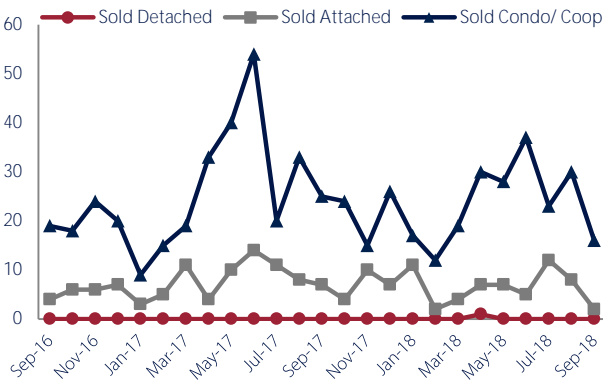
### Days On Market

84



**Down -9%**  
Vs. Year Ago

### Units Sold\*



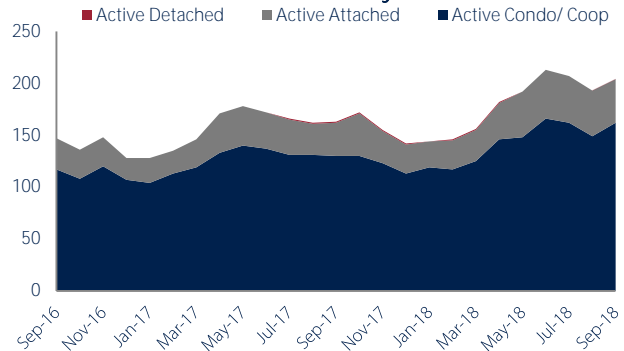
### Units Sold

With relatively few transactions, there was a decrease in total units sold in September, with 18 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 September 2017.

### Active Inventory

Versus last year, the total number of homes available this month is higher by 41 units or 25%. The total number of active inventory this September was 204 compared to 163 in September 2017. This month's total of 204 is higher than the previous month's total supply of available inventory of 193, an increase of 6%.

### 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 September, the median sale price for Rittenhouse Square, Center City West, and Logan Square Homes was \$497,500. This September, the median sale price was \$631,400, an increase of \$133,900 compared to last year. The current median sold price is higher than in August. 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.

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.





# The Long & Foster Market Minute™

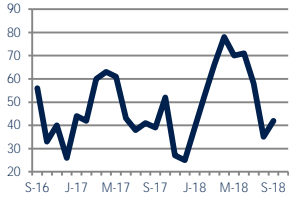
Focus On: Rittenhouse Square, Center City West, and Logan Square Housing Market

September 2018

Zip Code(s): 19103

## New Listings

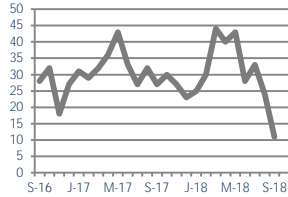
42



Up 8%  
Vs. Year Ago

## Current Contracts

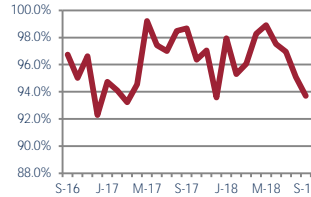
11



Down -59%  
Vs. Year Ago

## Sold Vs. List Price

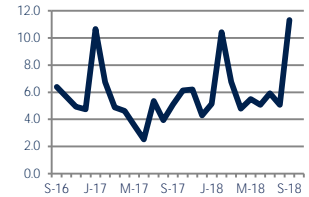
93.7%



Down  
Vs. Year Ago

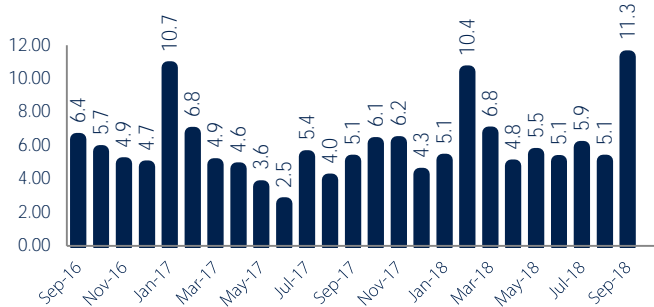
## Months of Supply

11.3



Up  
Vs. Year Ago

## Months Of Supply



## Months of Supply

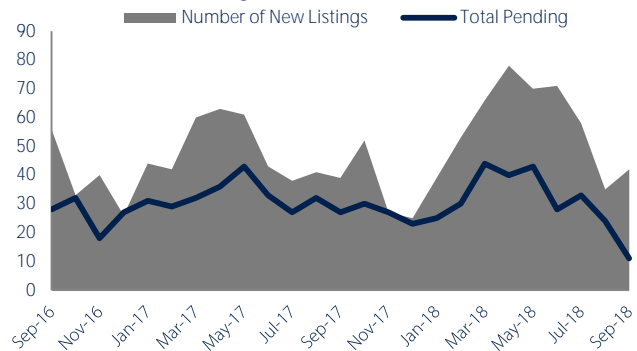
In September, there was 11.3 months of supply available in Rittenhouse Square, Center City West, and Logan Square, compared to 5.1 in September 2017. That is an increase versus a year ago.

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.

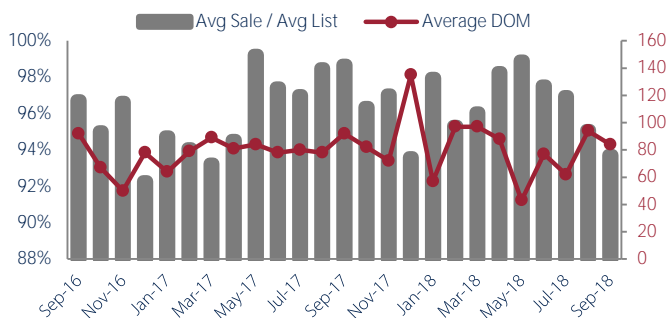
## New Listings & Current Contracts

This month there were 42 homes newly listed for sale in Rittenhouse Square, Center City West, and Logan Square compared to 39 in September 2017, an increase of 8%. There were 11 current contracts pending sale this September compared to 27 a year ago. The number of current contracts is 59% lower than last September.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In September, the average sale price in Rittenhouse Square, Center City West, and Logan Square was 93.7% of the average list price, which is lower than at this time last year.

## Days On Market

This month, the average number of days on market was 84, lower than the average last year, which was 92, a decrease of 9%.



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