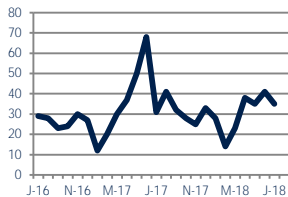


Zip Code(s): 19103

Units Sold

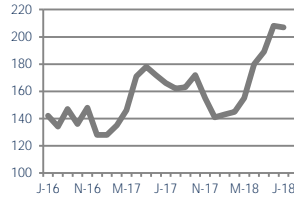
35



Up 13%
Vs. Year Ago

Active Inventory

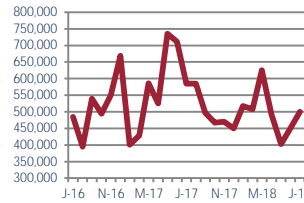
207



Up 25%
Vs. Year Ago

Median Sale Price

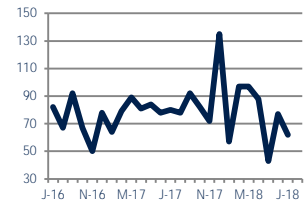
\$500,000



Down -15%
Vs. Year Ago

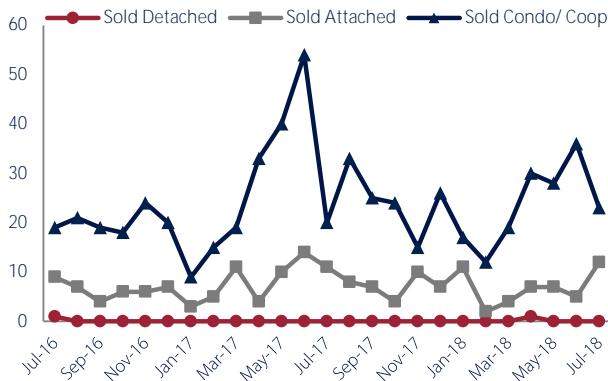
Days On Market

62



Down -22%
Vs. Year Ago

Units Sold*



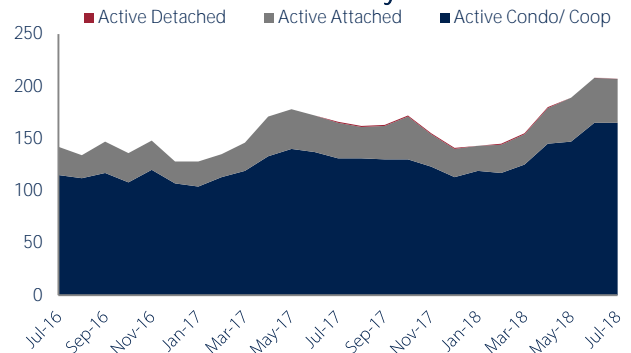
Units Sold

There was a decrease in total units sold in July, with 35 sold this month in Rittenhouse Square, Center City West, and Logan Square versus 41 last month, a decrease of 15%. This month's total units sold was higher than at this time last year, an increase of 13% versus July 2017.

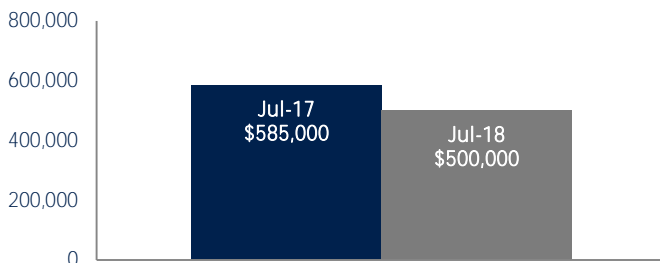
Active Inventory

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 July was 207 compared to 166 in July 2017. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Rittenhouse Square, Center City West, and Logan Square Homes was \$585,000. This July, the median sale price was \$500,000, a decrease of 15% or \$85,000 compared to last year. The current median sold price is 11% 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.

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.

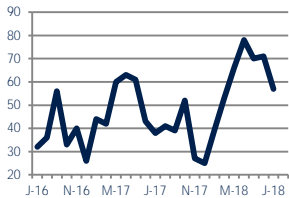
Information included in this report is based on data supplied by TREND and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of TREND or Long & Foster Real Estate, Inc.



Zip Code(s): 19103

New Listings

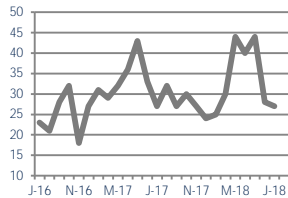
57



Up 50%
Vs. Year Ago

Current Contracts

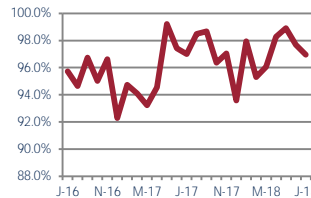
27



No Change
Vs. Year Ago

Sold Vs. List Price

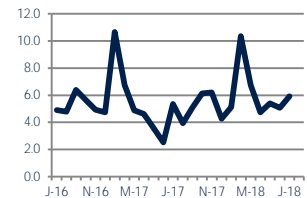
97.0%



No Change
Vs. Year Ago

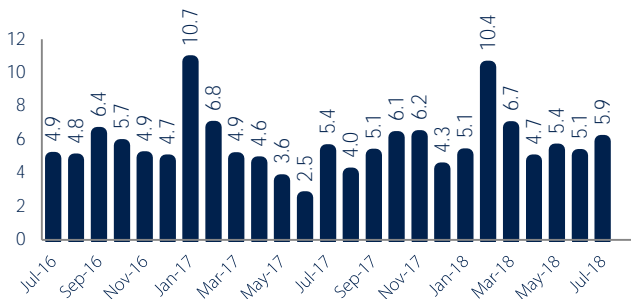
Months of Supply

5.9



Up 10%
Vs. Year Ago

Months Of Supply



Months of Supply

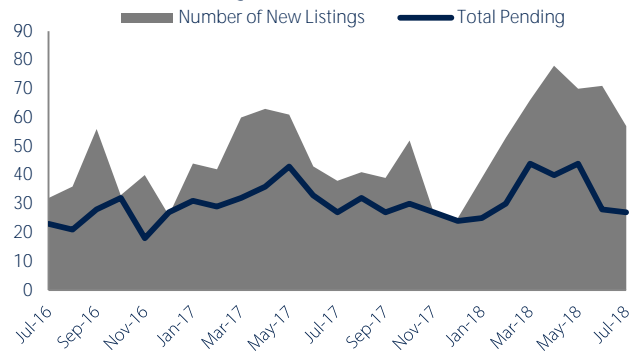
In July, there was 5.9 months of supply available in Rittenhouse Square, Center City West, and Logan Square, compared to 5.4 in July 2017. That is an increase of 10% versus a year ago.

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.

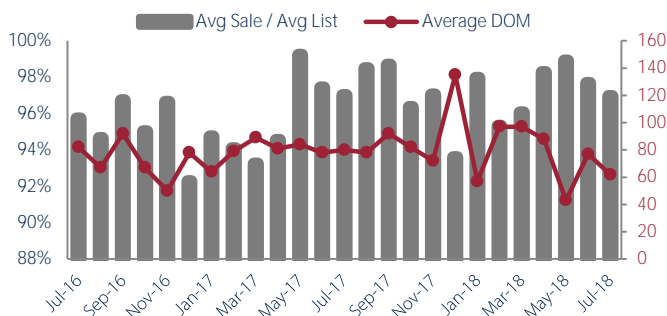
New Listings & Current Contracts

This month there were 57 homes newly listed for sale in Rittenhouse Square, Center City West, and Logan Square compared to 38 in July 2017, an increase of 50%. There were 27 current contracts pending sale this July, consistent with the volume a year ago. The number of current contracts is 4% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Rittenhouse Square, Center City West, and Logan Square was 97.0% 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 62, lower than the average last year, which was 80, a decrease of 23%.



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