

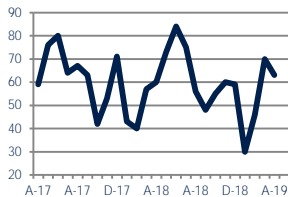
**Focus On:** South Philadelphia East Housing Market

April 2019

Zip Code(s): 19148

**Units Sold**

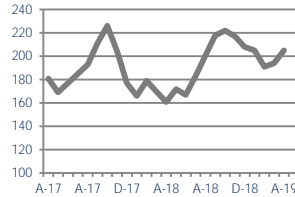
63



**Up 5%**  
Vs. Year Ago

**Active Inventory**

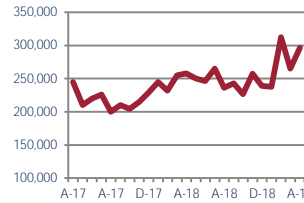
205



**Up 27%**  
Vs. Year Ago

**Median Sale Price**

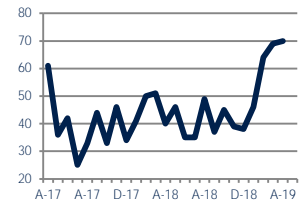
\$296,400



**Up 15%**  
Vs. Year Ago

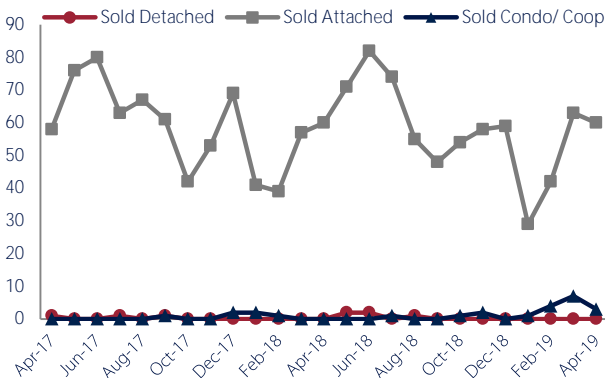
**Days On Market**

70



**Up 75%**  
Vs. Year Ago

**Units Sold\***



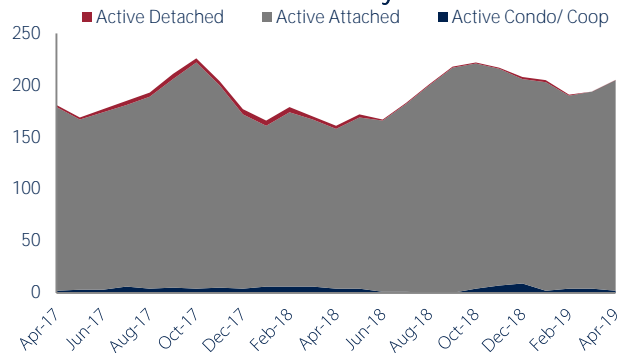
**Units Sold**

There was a decrease in total units sold in April, with 63 sold this month in South Philadelphia East versus 70 last month, a decrease of 10%. This month's total units sold was higher than at this time last year, an increase of 5% versus April 2018.

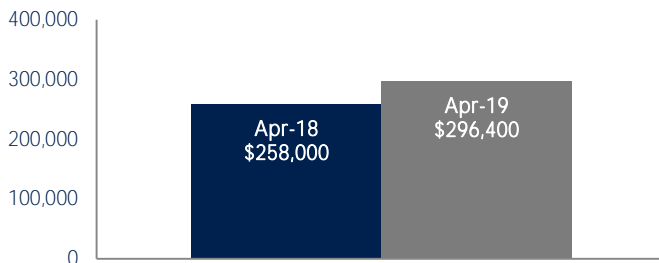
**Active Inventory**

Versus last year, the total number of homes available this month is higher by 44 units or 27%. The total number of active inventory this April was 205 compared to 161 in April 2018. This month's total of 205 is higher than the previous month's total supply of available inventory of 194, an increase of 6%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last April, the median sale price for South Philadelphia East Homes was \$258,000. This April, the median sale price was \$296,400, an increase of 15% or \$38,400 compared to last year. The current median sold price is 12% higher 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.



South Philadelphia East are defined as properties listed in zip code/s 19148.

\*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.



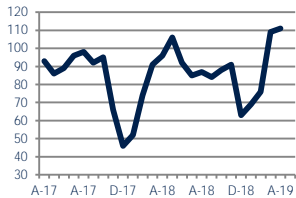
## Focus On: South Philadelphia East Housing Market

April 2019

Zip Code(s): 19148

### New Listings

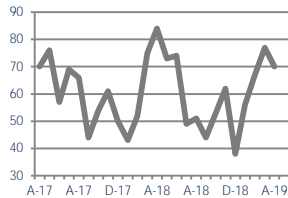
111



Up 16%  
Vs. Year Ago

### Current Contracts

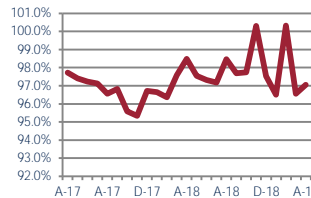
70



Down -17%  
Vs. Year Ago

### Sold Vs. List Price

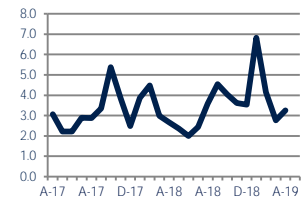
97.1%



Down -1.5%  
Vs. Year Ago

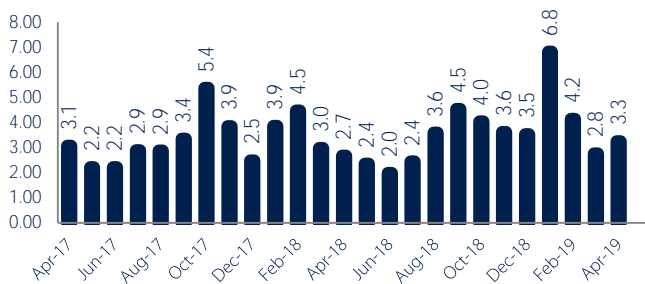
### Months of Supply

3.3



Up 21%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

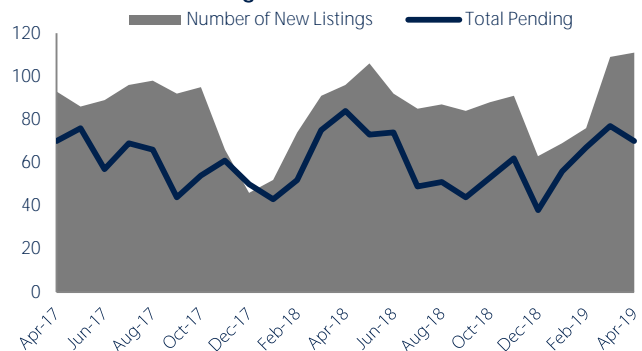
In April, there was 3.3 months of supply available in South Philadelphia East, compared to 2.7 in April 2018. That is an increase of 21% versus a year ago.

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.

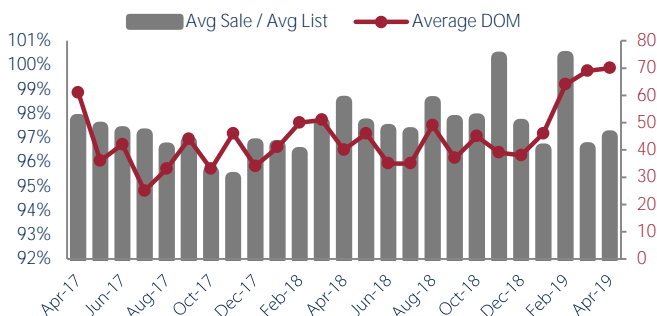
### New Listings & Current Contracts

This month there were 111 homes newly listed for sale in South Philadelphia East compared to 96 in April 2018, an increase of 16%. There were 70 current contracts pending sale this April compared to 84 a year ago. The number of current contracts is 17% 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 South Philadelphia East was 97.1% of the average list price, which is 1.4% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 70, higher than the average last year, which was 40, an increase of 75%.



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