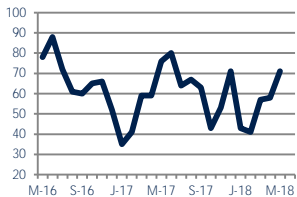




Zip Code(s): 19148

Units Sold

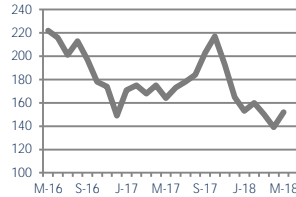
71



Down -7%
Vs. Year Ago

Active Inventory

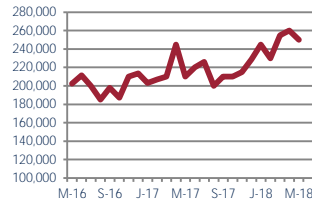
152



Down -7%
Vs. Year Ago

Median Sale Price

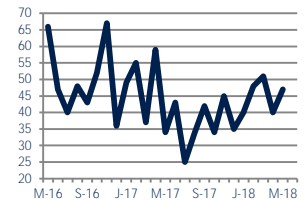
\$250,000



Up 19%
Vs. Year Ago

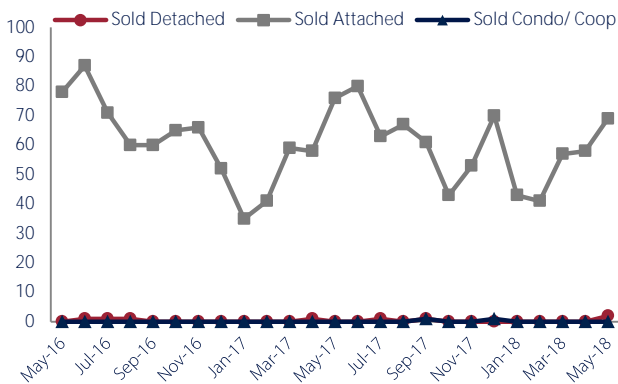
Days On Market

47



Up 38%
Vs. Year Ago

Units Sold*



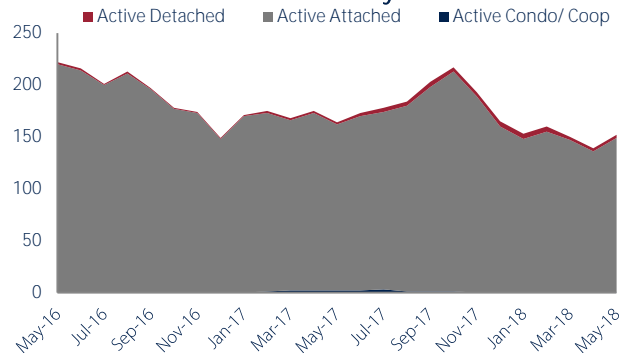
Units Sold

There was an increase in total units sold in May, with 71 sold this month in South Philadelphia East versus 58 last month, an increase of 22%. This month's total units sold was lower than at this time last year, a decrease of 7% versus May 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 12 units or 7%. The total number of active inventory this May was 152 compared to 164 in May 2017. This month's total of 152 is higher than the previous month's total supply of available inventory of 139, an increase of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for South Philadelphia East Homes was \$210,050. This May, the median sale price was \$250,000, an increase of 19% or \$39,950 compared to last year. The current median sold price is 4% lower than in April.

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 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.



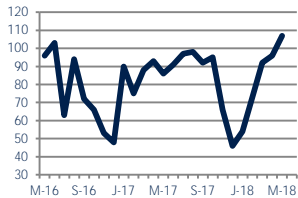
Focus On: South Philadelphia East Housing Market

May 2018

Zip Code(s): 19148

New Listings

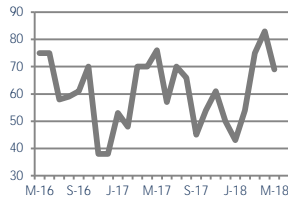
107



Up 24%
Vs. Year Ago

Current Contracts

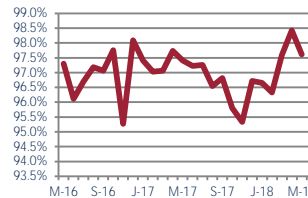
69



Down -9%
Vs. Year Ago

Sold Vs. List Price

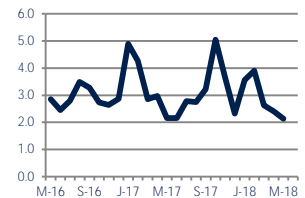
97.6%



No Change
Vs. Year Ago

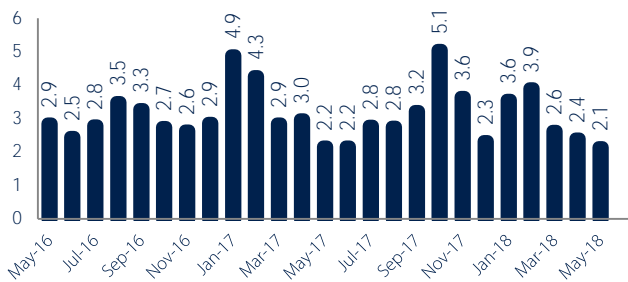
Months of Supply

2.1



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

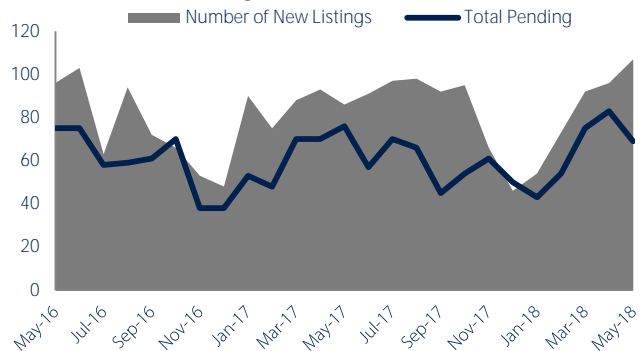
In May, there was 2.1 months of supply available in South Philadelphia East. The amount of supply is similar compared to a year ago.

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.

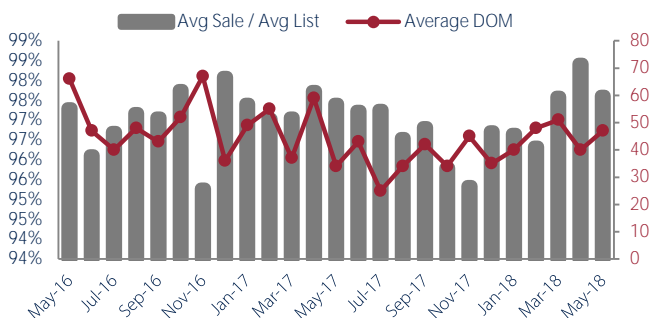
New Listings & Current Contracts

This month there were 107 homes newly listed for sale in South Philadelphia East compared to 86 in May 2017, an increase of 24%. There were 69 current contracts pending sale this May compared to 76 a year ago. The number of current contracts is 9% lower than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in South Philadelphia East was 97.6% 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 47, higher than the average last year, which was 34, an increase of 38%.



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