

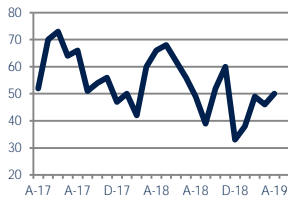
Focus On: South Philadelphia West Housing Market

April 2019

Zip Code(s): 19145

Units Sold

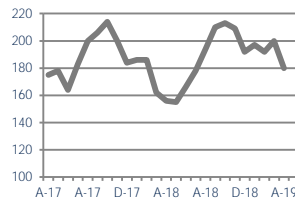
50



Down -24%
Vs. Year Ago

Active Inventory

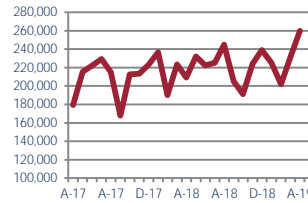
180



Up 15%
Vs. Year Ago

Median Sale Price

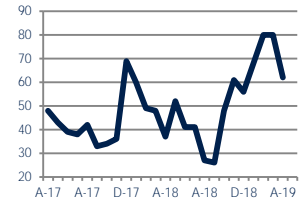
\$259,950



Up 24%
Vs. Year Ago

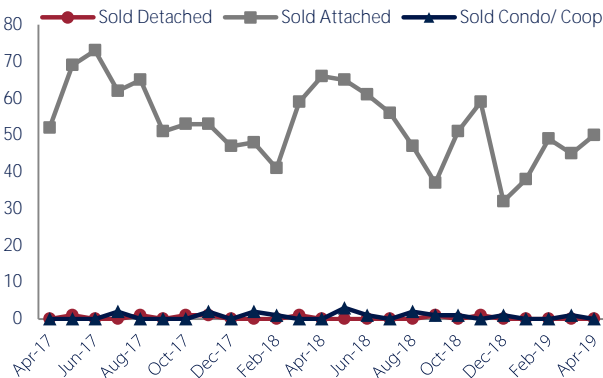
Days On Market

62



Up 68%
Vs. Year Ago

Units Sold*



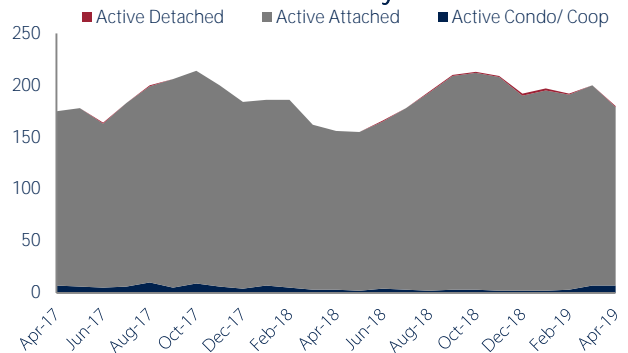
Units Sold

There was an increase in total units sold in April, with 50 sold this month in South Philadelphia West versus 46 last month, an increase of 9%. This month's total units sold was lower than at this time last year, a decrease of 24% versus April 2018.

Active Inventory

Versus last year, the total number of homes available this month is higher by 24 units or 15%. The total number of active inventory this April was 180 compared to 156 in April 2018. This month's total of 180 is lower than the previous month's total supply of available inventory of 200, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for South Philadelphia West Homes was \$209,250. This April, the median sale price was \$259,950, an increase of 24% or \$50,700 compared to last year. The current median sold price is 13% 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 West are defined as properties listed in zip code/s 19145.

*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.



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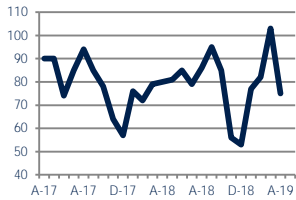
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Zip Code(s): 19145

New Listings

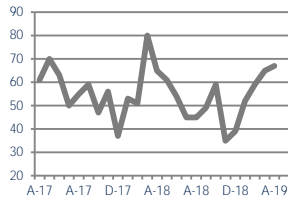
75



Down -6%
Vs. Year Ago

Current Contracts

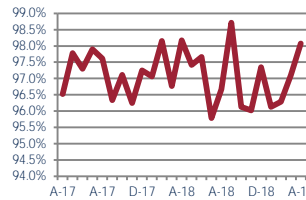
67



Up 3%
Vs. Year Ago

Sold Vs. List Price

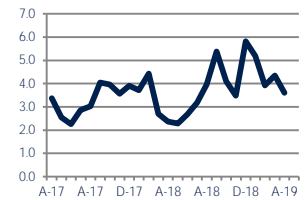
98.1%



No Change
Vs. Year Ago

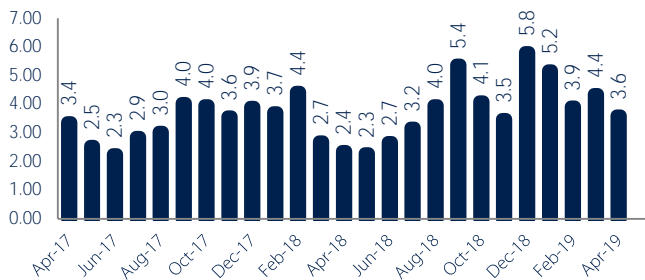
Months of Supply

3.6



Up 53%
Vs. Year Ago

Months Of Supply



Months of Supply

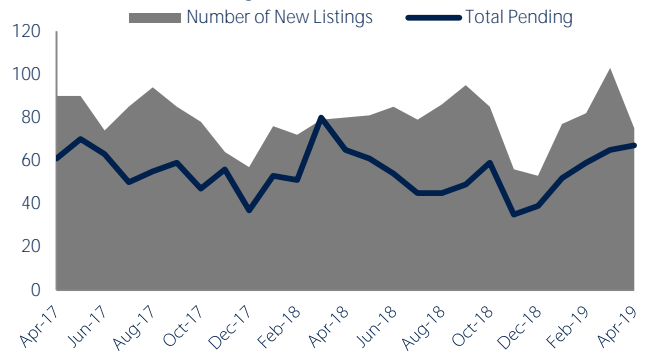
In April, there was 3.6 months of supply available in South Philadelphia West, compared to 2.4 in April 2018. That is an increase of 52% versus a year ago.

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.

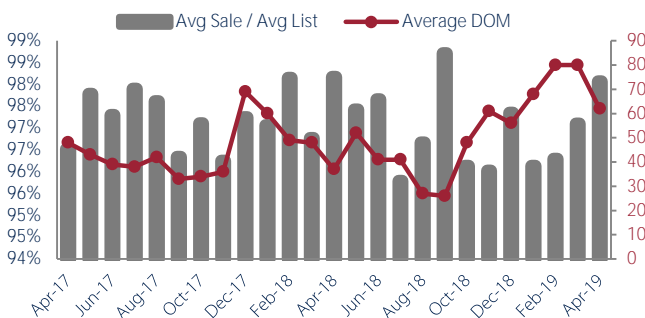
New Listings & Current Contracts

This month there were 75 homes newly listed for sale in South Philadelphia West compared to 80 in April 2018, a decrease of 6%. There were 67 current contracts pending sale this April compared to 65 a year ago. The number of current contracts is 3% higher 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 West was 98.1% 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, higher than the average last year, which was 37, an increase of 68%.



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