



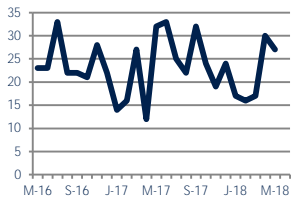
Focus On: Southwest Philadelphia Housing Market

May 2018

Zip Code(s): 19142 and 19153

Units Sold

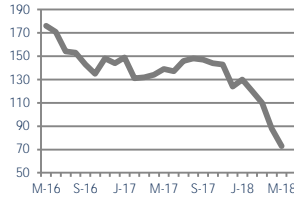
27



Down -16%
Vs. Year Ago

Active Inventory

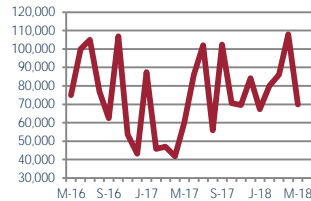
73



Down -47%
Vs. Year Ago

Median Sale Price

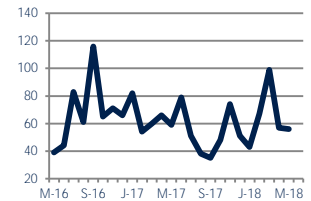
\$70,000



Up
Vs. Year Ago

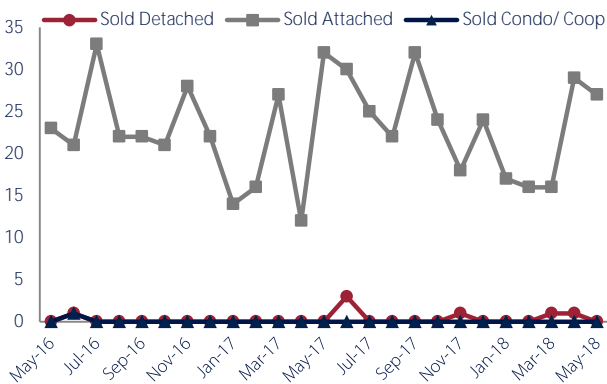
Days On Market

56



Down -5%
Vs. Year Ago

Units Sold*



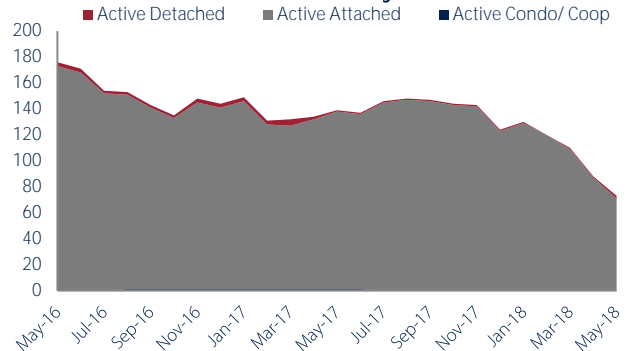
Units Sold

There was a decrease in total units sold in May, with 27 sold this month in Southwest Philadelphia versus 30 last month, a decrease of 10%. This month's total units sold was lower than at this time last year, a decrease of 16% versus May 2017.

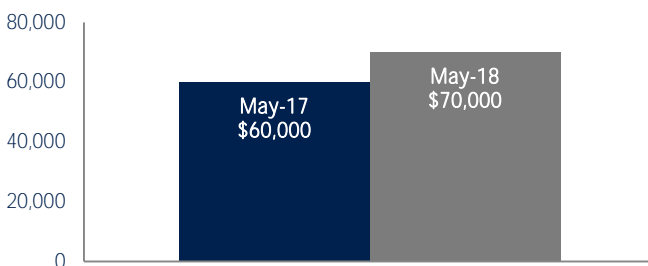
Active Inventory

Versus last year, the total number of homes available this month is lower by 66 units or 47%. The total number of active inventory this May was 73 compared to 139 in May 2017. This month's total of 73 is lower than the previous month's total supply of available inventory of 88, a decrease of 17%.

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 May, the median sale price for Southwest Philadelphia Homes was \$60,000. This May, the median sale price was \$70,000, an increase of \$10,000 compared to last year. The current median sold price is 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.

Southwest Philadelphia are defined as properties listed in zip code/s 19142 and 19153.

*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.



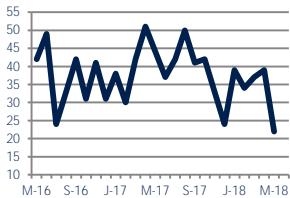
Focus On: Southwest Philadelphia Housing Market

May 2018

Zip Code(s): 19142 and 19153

New Listings

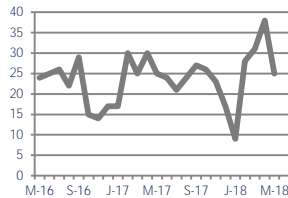
22



Down -50%
Vs. Year Ago

Current Contracts

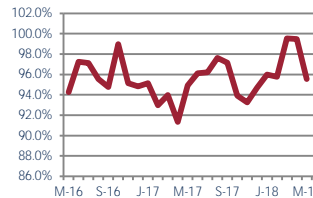
25



No Change
Vs. Year Ago

Sold Vs. List Price

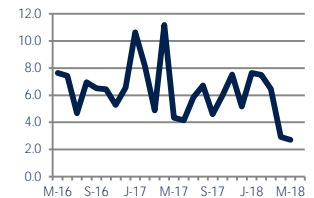
95.6%



Up 0.7%
Vs. Year Ago

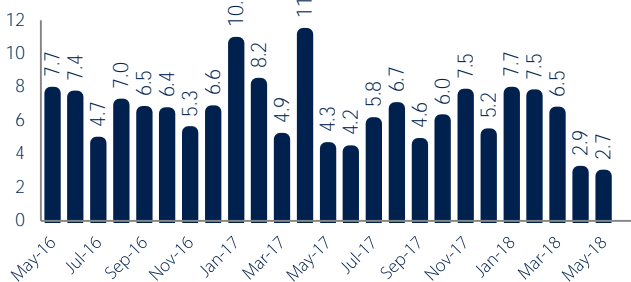
Months of Supply

2.7



Down -38%
Vs. Year Ago

Months Of Supply



Months of Supply

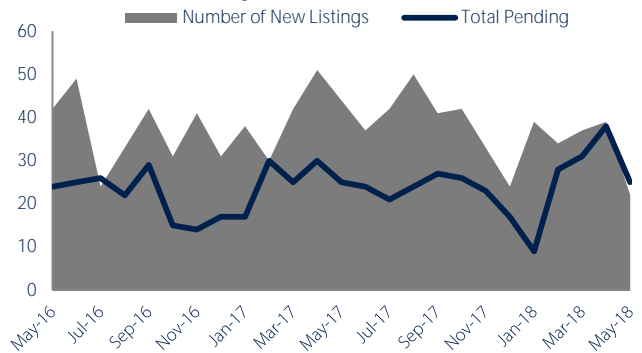
In May, there was 2.7 months of supply available in Southwest Philadelphia, compared to 4.3 in May 2017. That is a decrease of 38% versus a year ago.

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.

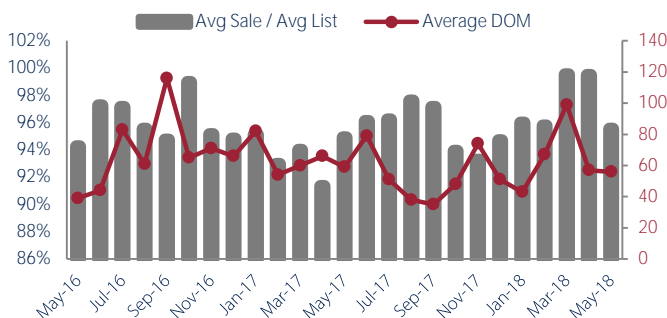
New Listings & Current Contracts

This month there were 22 homes newly listed for sale in Southwest Philadelphia compared to 44 in May 2017, a decrease of 50%. There were 25 current contracts pending sale this May, consistent with the volume a year ago. The number of current contracts is 34% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Southwest Philadelphia was 95.6% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 56, lower than the average last year, which was 59, a decrease of 5%.



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