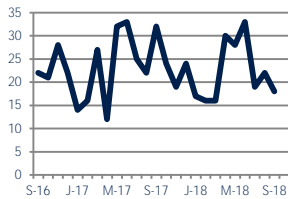


Zip Code(s): 19142 and 19153

### Units Sold

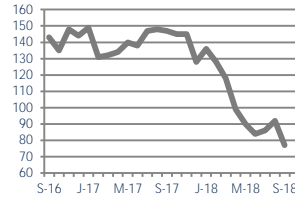
18



**Down**  
Vs. Year Ago

### Active Inventory

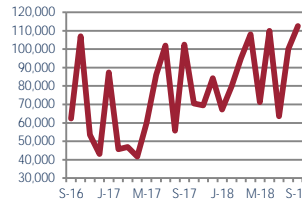
77



**Down -48%**  
Vs. Year Ago

### Median Sale Price

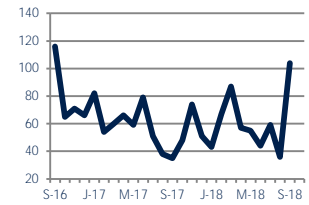
\$112,500



**Up 10%**  
Vs. Year Ago

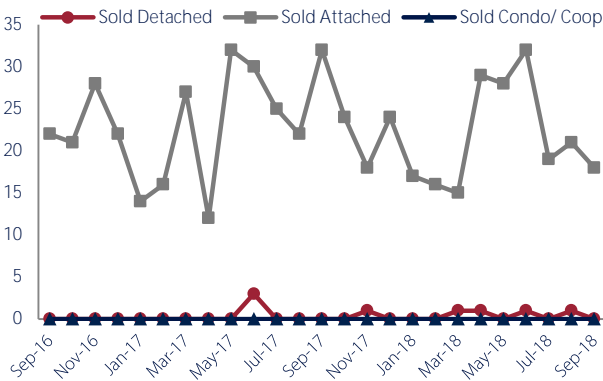
### Days On Market

104



**Up**  
Vs. Year Ago

### Units Sold\*



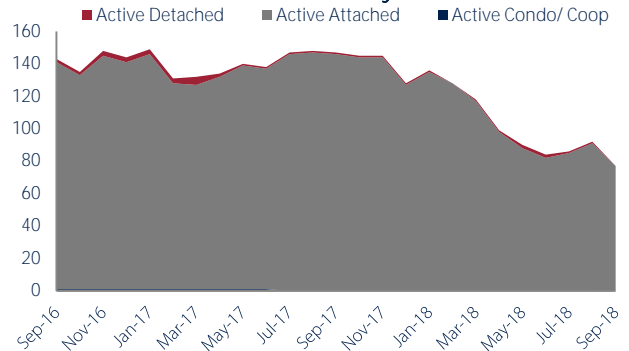
### Units Sold

With relatively few transactions, there was a decrease in total units sold in September, with 18 sold this month in Southwest Philadelphia. This month's total units sold was lower than at this time last year, a decrease from September 2017.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 70 units or 48%. The total number of active inventory this September was 77 compared to 147 in September 2017. This month's total of 77 is lower than the previous month's total supply of available inventory of 92, a decrease of 16%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last September, the median sale price for Southwest Philadelphia Homes was \$102,500. This September, the median sale price was \$112,500, an increase of 10% or \$10,000 compared to last year. The current median sold price is 13% higher than in August.

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.



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

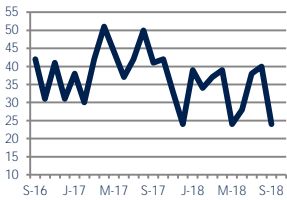




Zip Code(s): 19142 and 19153

### New Listings

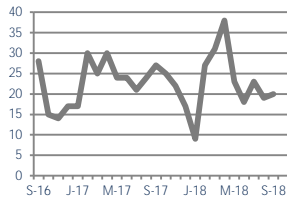
24



**Down -41%**  
Vs. Year Ago

### Current Contracts

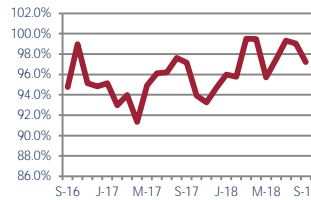
20



**Down -26%**  
Vs. Year Ago

### Sold Vs. List Price

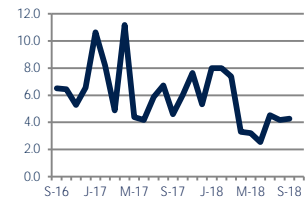
97.2%



**No Change**  
Vs. Year Ago

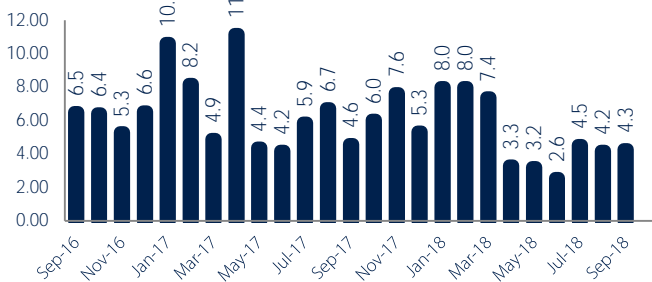
### Months of Supply

4.3



**Down -7%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

In September, there was 4.3 months of supply available in Southwest Philadelphia, compared to 4.6 in September 2017. That is a decrease of 7% versus a year ago.

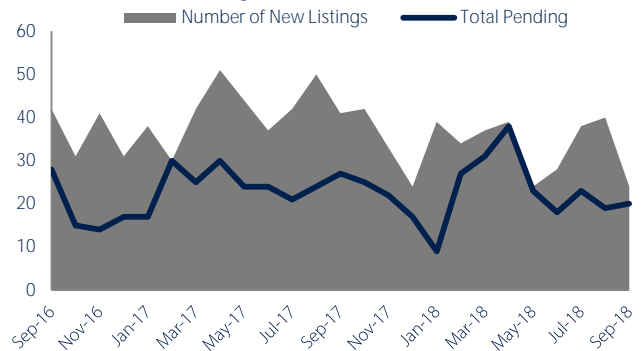
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

### New Listings & Current Contracts

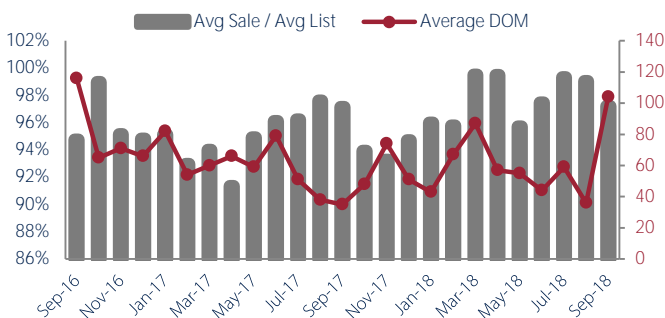
This month there were 24 homes newly listed for sale in Southwest Philadelphia compared to 41 in September 2017, a decrease of 41%.

There were 20 current contracts pending sale this September compared to 27 a year ago. The number of current contracts is 26% lower than last September.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In September, the average sale price in Southwest Philadelphia was 97.2% 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 104, higher than the average last year, which was 35. This increase was impacted by the limited number of sales.



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