

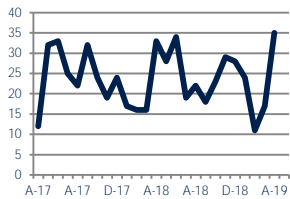
Focus On: Southwest Philadelphia Housing Market

April 2019

Zip Code(s): 19142 and 19153

Units Sold

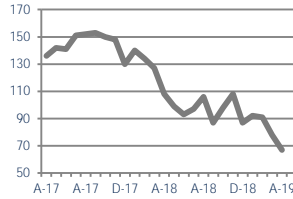
35



Up
Vs. Year Ago

Active Inventory

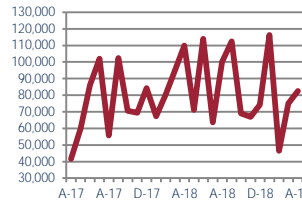
67



Down -38%
Vs. Year Ago

Median Sale Price

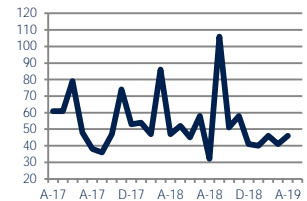
\$82,500



Down -25%
Vs. Year Ago

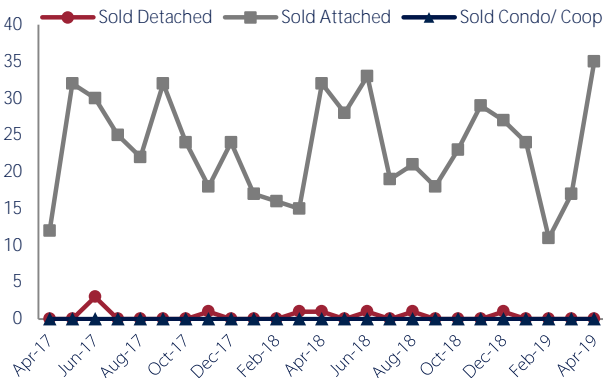
Days On Market

46



Down -2%
Vs. Year Ago

Units Sold*



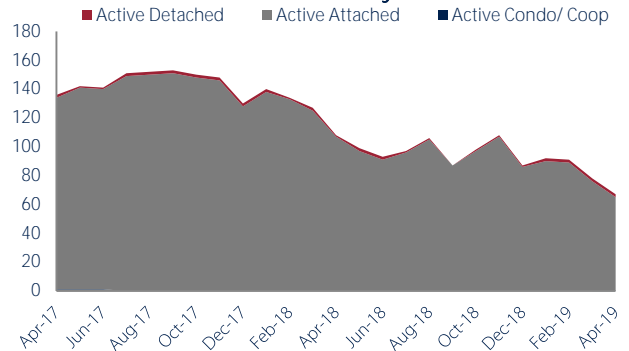
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 35 sold this month in Southwest Philadelphia. This month's total units sold was higher than at this time last year, an increase from April 2018.

Active Inventory

Versus last year, the total number of homes available this month is lower by 41 units or 38%. The total number of active inventory this April was 67 compared to 108 in April 2018. This month's total of 67 is lower than the previous month's total supply of available inventory of 78, a decrease of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Southwest Philadelphia Homes was \$109,900. This April, the median sale price was \$82,500, a decrease of 25% or \$27,400 compared to last year. The current median sold price is 10% 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.

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 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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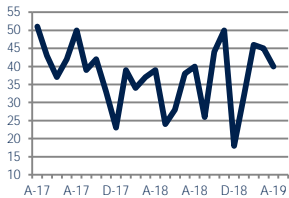
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April 2019

Zip Code(s): 19142 and 19153

New Listings

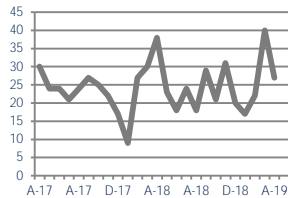
40



Up 3%
Vs. Year Ago

Current Contracts

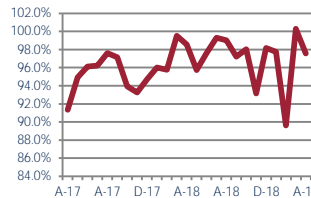
27



Down -29%
Vs. Year Ago

Sold Vs. List Price

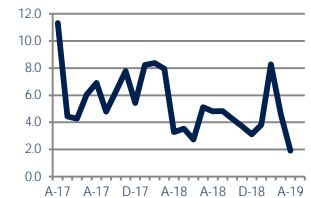
97.6%



Down -1%
Vs. Year Ago

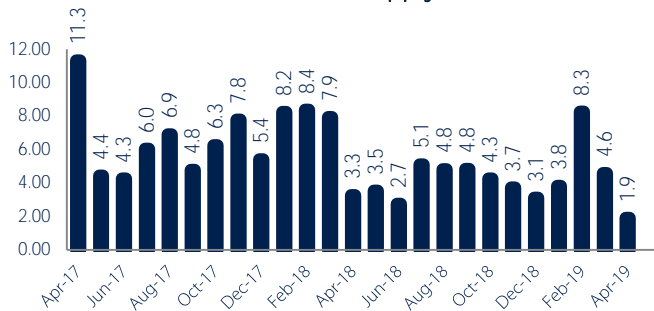
Months of Supply

1.9



Down -42%
Vs. Year Ago

Months Of Supply



Months of Supply

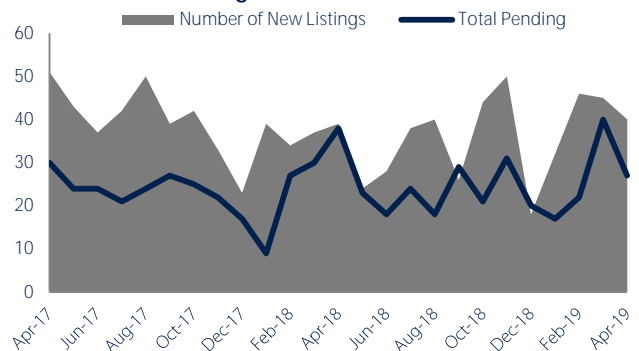
In April, there was 1.9 months of supply available in Southwest Philadelphia, compared to 3.3 in April 2018. That is a decrease of 42% versus a year ago.

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.

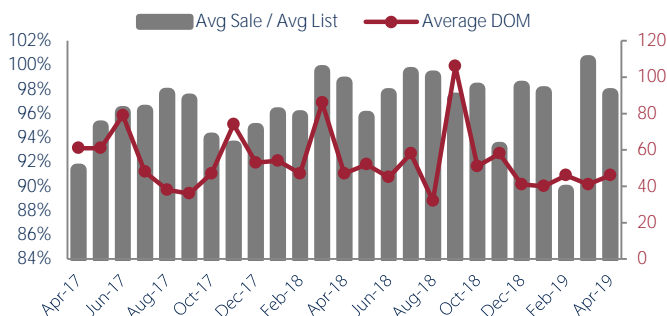
New Listings & Current Contracts

This month there were 40 homes newly listed for sale in Southwest Philadelphia compared to 39 in April 2018, an increase of 3%. There were 27 current contracts pending sale this April compared to 38 a year ago. The number of current contracts is 29% 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 Southwest Philadelphia was 97.6% of the average list price, which is 1.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 46, lower than the average last year, which was 47, a decrease of 2%.



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