

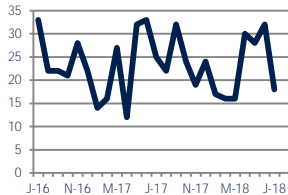
Focus On: Southwest Philadelphia Housing Market

July 2018

Zip Code(s): 19142 and 19153

Units Sold

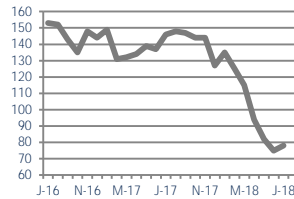
18



Down
Vs. Year Ago

Active Inventory

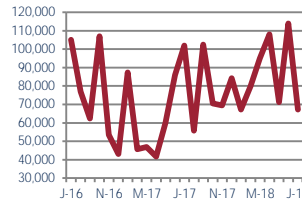
78



Down -47%
Vs. Year Ago

Median Sale Price

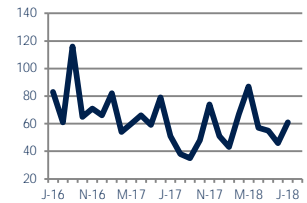
\$67,149



Down
Vs. Year Ago

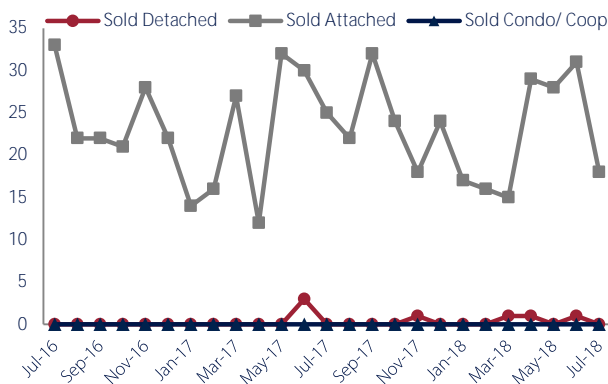
Days On Market

61



Up 20%
Vs. Year Ago

Units Sold*



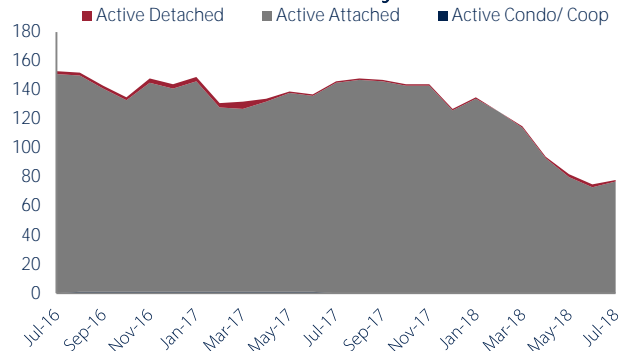
Units Sold

With relatively few transactions, there was a decrease in total units sold in July, 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 July 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 68 units or 47%. The total number of active inventory this July was 78 compared to 146 in July 2017. This month's total of 78 is higher than the previous month's total supply of available inventory of 75, an increase of 4%.

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 July, the median sale price for Southwest Philadelphia Homes was \$102,000. This July, the median sale price was \$67,149, a decrease of \$34,851 compared to last year. The current median sold price is lower than in June.

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.



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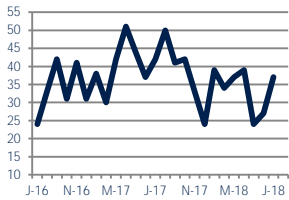
Focus On: Southwest Philadelphia Housing Market

July 2018

Zip Code(s): 19142 and 19153

New Listings

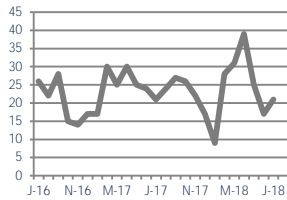
37



Down -12%
Vs. Year Ago

Current Contracts

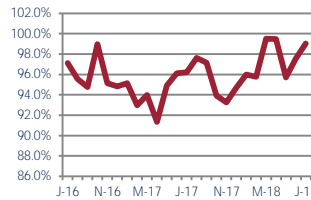
21



No Change
Vs. Year Ago

Sold Vs. List Price

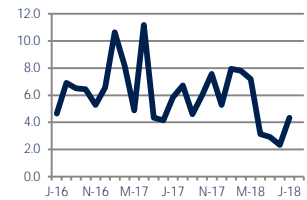
99.1%



Up 2.9%
Vs. Year Ago

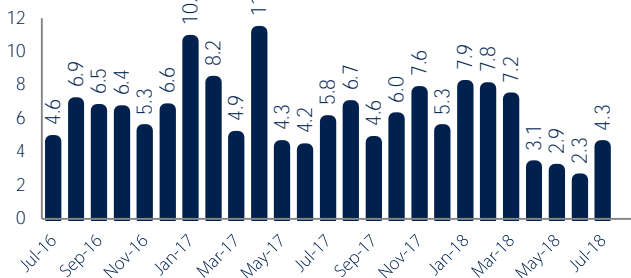
Months of Supply

4.3



Down -26%
Vs. Year Ago

Months Of Supply



Months of Supply

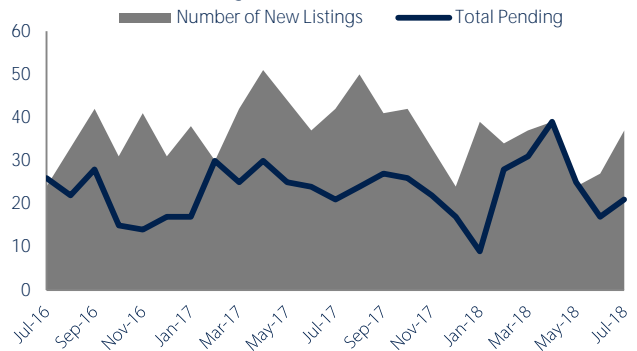
In July, there was 4.3 months of supply available in Southwest Philadelphia, compared to 5.8 in July 2017. That is a decrease of 26% versus a year ago.

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.

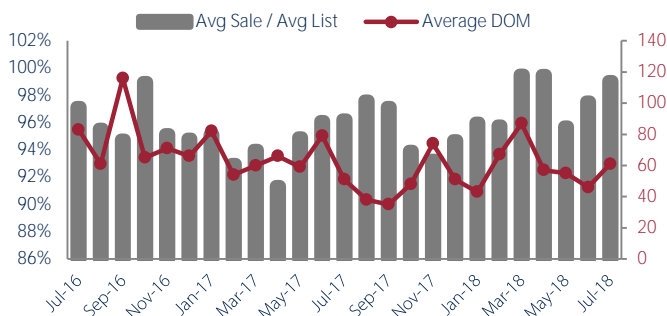
New Listings & Current Contracts

This month there were 37 homes newly listed for sale in Southwest Philadelphia compared to 42 in July 2017, a decrease of 12%. There were 21 current contracts pending sale this July, consistent with the volume a year ago. The number of current contracts is 24% higher than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Southwest Philadelphia was 99.1% of the average list price, which is 2.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 61, higher than the average last year, which was 51, an increase of 20%.



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