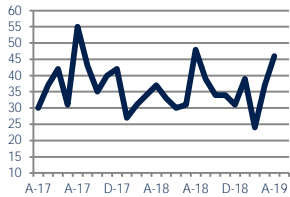


Zip Code(s): 19104 and 19139

Units Sold

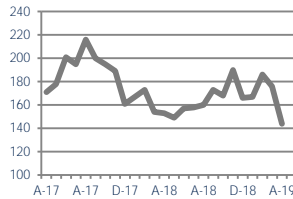
46



Up 24%
Vs. Year Ago

Active Inventory

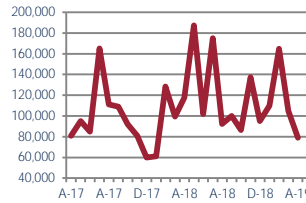
144



Down -6%
Vs. Year Ago

Median Sale Price

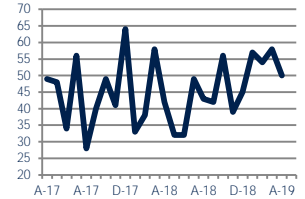
\$79,000



Down -33%
Vs. Year Ago

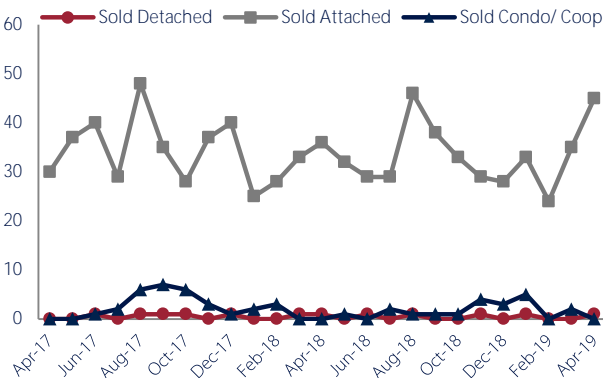
Days On Market

50



Up 19%
Vs. Year Ago

Units Sold*



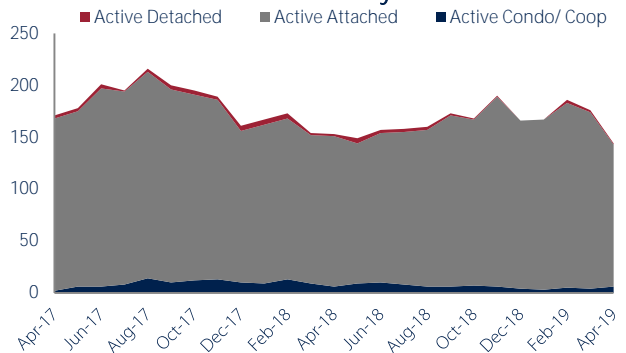
Units Sold

There was an increase in total units sold in April, with 46 sold this month in West Philadelphia and University City versus 37 last month, an increase of 24%. This month's total units sold was higher than at this time last year, an increase of 24% versus April 2018.

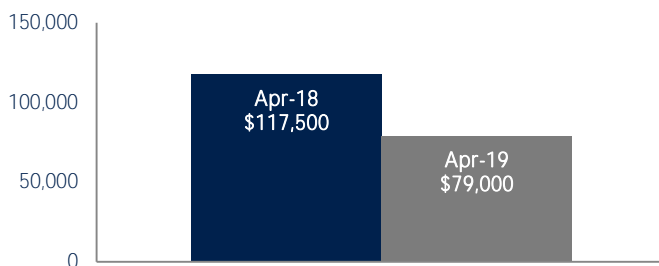
Active Inventory

Versus last year, the total number of homes available this month is lower by 9 units or 6%. The total number of active inventory this April was 144 compared to 153 in April 2018. This month's total of 144 is lower than the previous month's total supply of available inventory of 176, a decrease of 18%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for West Philadelphia and University City Homes was \$117,500. This April, the median sale price was \$79,000, a decrease of \$38,500 compared to last year. The current median sold price is lower 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.

West Philadelphia and University City are defined as properties listed in zip code/s 19104 and 19139.

*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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE

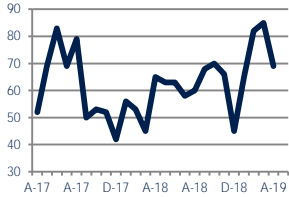




Zip Code(s): 19104 and 19139

New Listings

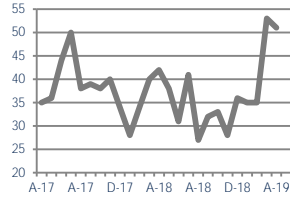
69



Up 6%
Vs. Year Ago

Current Contracts

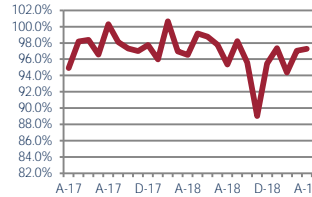
51



Up 21%
Vs. Year Ago

Sold Vs. List Price

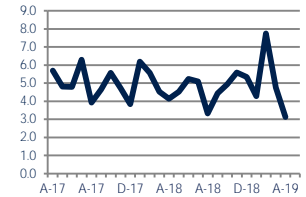
97.3%



Up 0.8%
Vs. Year Ago

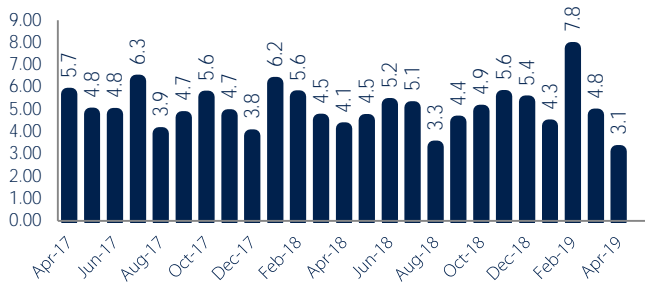
Months of Supply

3.1



Down -24%
Vs. Year Ago

Months Of Supply



Months of Supply

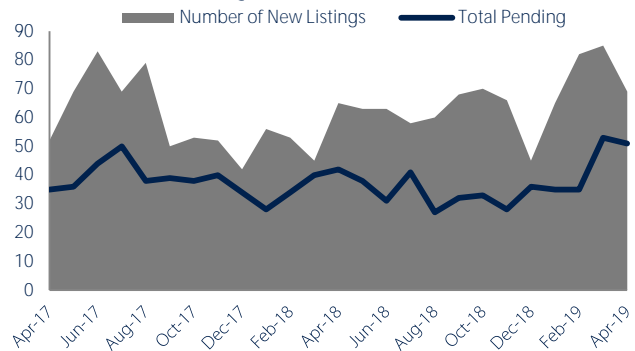
In April, there was 3.1 months of supply available in West Philadelphia and University City, compared to 4.1 in April 2018. That is a decrease of 24% versus a year ago.

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.

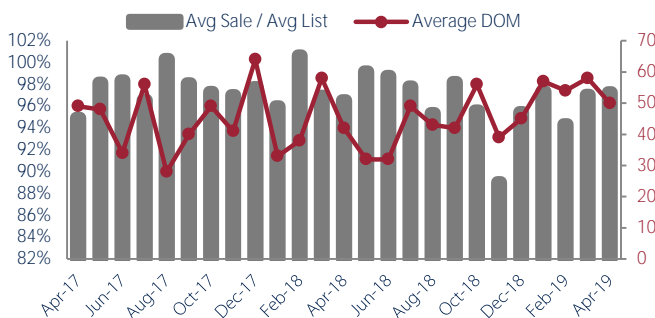
New Listings & Current Contracts

This month there were 69 homes newly listed for sale in West Philadelphia and University City compared to 65 in April 2018, an increase of 6%. There were 51 current contracts pending sale this April compared to 42 a year ago. The number of current contracts is 21% 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 West Philadelphia and University City was 97.3% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 50, higher than the average last year, which was 42, an increase of 19%.



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