



The Long & Foster Market Minute™

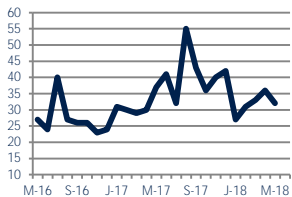
Focus On: West Philadelphia and University City Housing Market

May 2018

Zip Code(s): 19104 and 19139

Units Sold

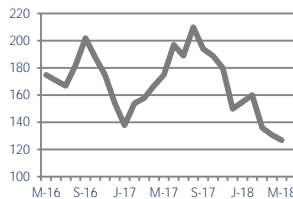
32



Down -14%
Vs. Year Ago

Active Inventory

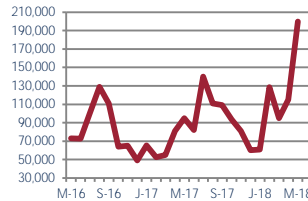
127



Down -27%
Vs. Year Ago

Median Sale Price

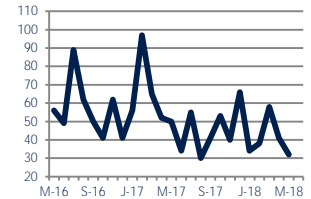
\$200,000



Up
Vs. Year Ago

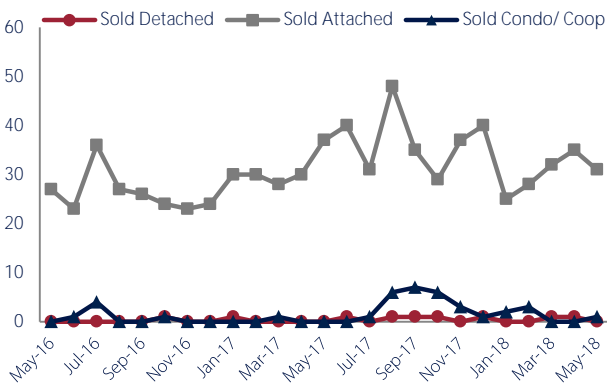
Days On Market

32



Down -36%
Vs. Year Ago

Units Sold*



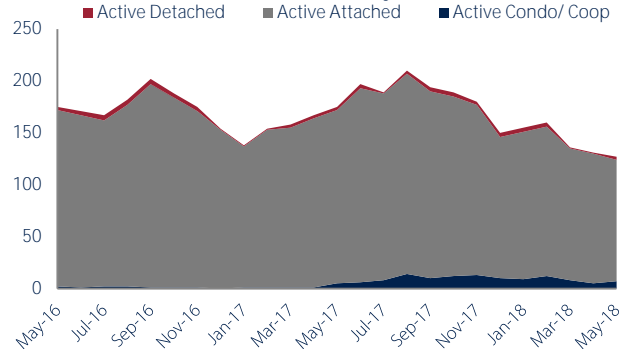
Units Sold

There was a decrease in total units sold in May, with 32 sold this month in West Philadelphia and University City versus 36 last month, a decrease of 11%. This month's total units sold was lower than at this time last year, a decrease of 14% versus May 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 48 units or 27%. The total number of active inventory this May was 127 compared to 175 in May 2017. This month's total of 127 is lower than the previous month's total supply of available inventory of 131, a decrease of 3%.

Active Inventory*



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 West Philadelphia and University City Homes was \$95,000. This May, the median sale price was \$200,000, an increase of \$105,000 compared to last year. The current median sold price is higher 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.

Median Sale Price



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 TRiND 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 TRiND or Long & Foster Real Estate, Inc.

CHRISTIE'S
INTERNATIONAL REAL ESTATE

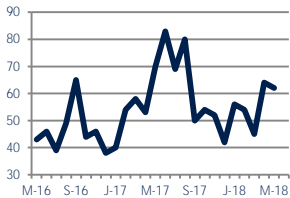




Zip Code(s): 19104 and 19139

New Listings

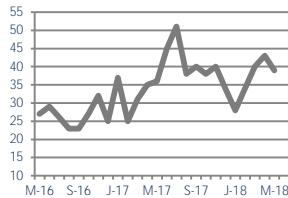
62



Down -11%
Vs. Year Ago

Current Contracts

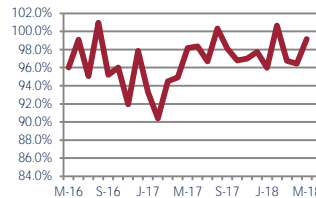
39



Up 8%
Vs. Year Ago

Sold Vs. List Price

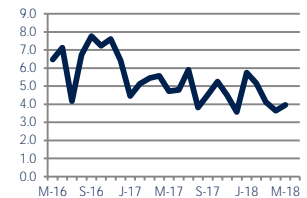
99.2%



Up 1%
Vs. Year Ago

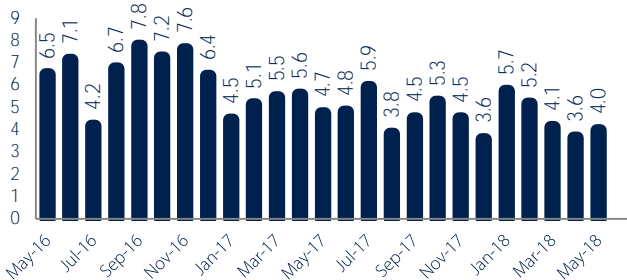
Months of Supply

4.0



Down -16%
Vs. Year Ago

Months Of Supply



Months of Supply

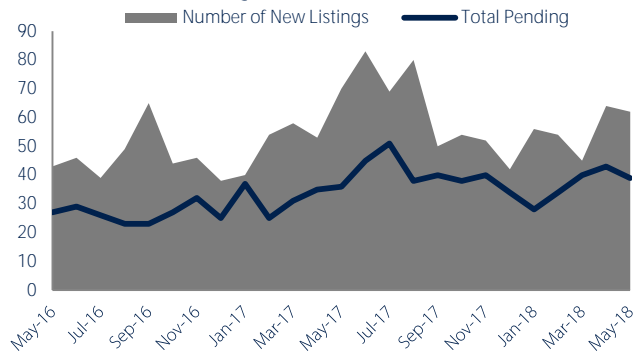
In May, there was 4.0 months of supply available in West Philadelphia and University City, compared to 4.7 in May 2017. That is a decrease of 16% versus a year ago.

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.

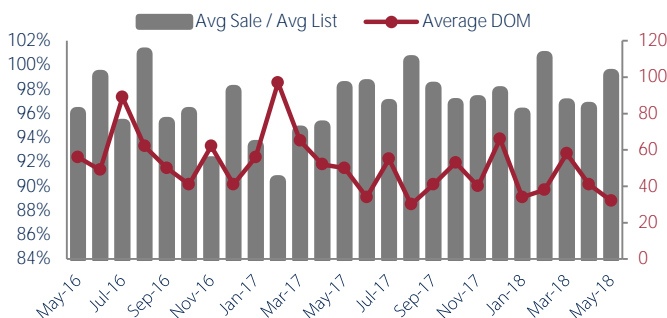
New Listings & Current Contracts

This month there were 62 homes newly listed for sale in West Philadelphia and University City compared to 70 in May 2017, a decrease of 11%. There were 39 current contracts pending sale this May compared to 36 a year ago. The number of current contracts is 8% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in West Philadelphia and University City was 99.2% of the average list price, which is 1.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 32, lower than the average last year, which was 50, a decrease of 36%.



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 TRiND 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 TRiND or Long & Foster Real Estate, Inc.

