

Market Conditions Report

Philadelphia Metropolitan Area

September 2017 | longandfoster.com



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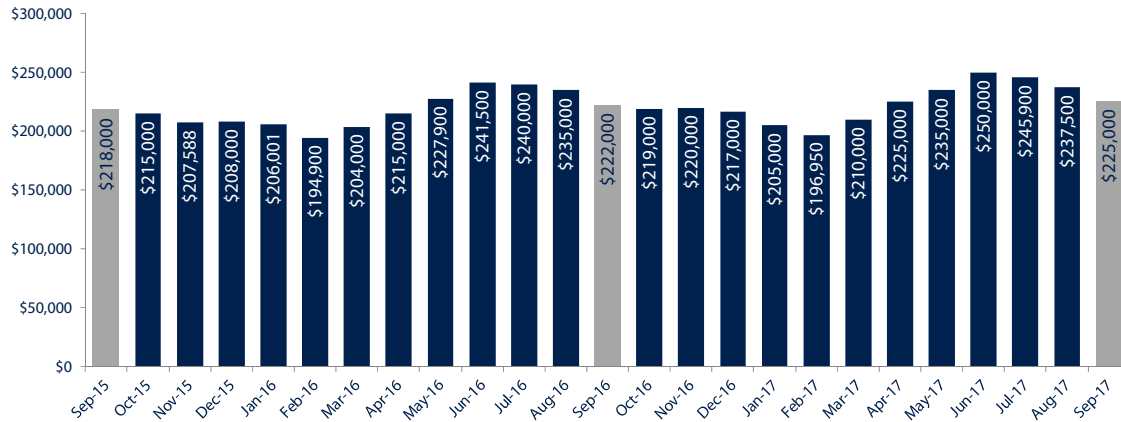
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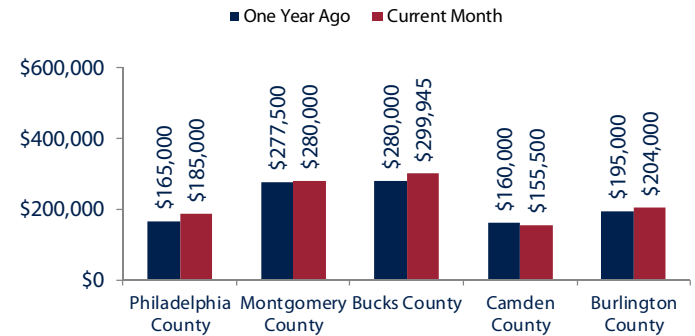
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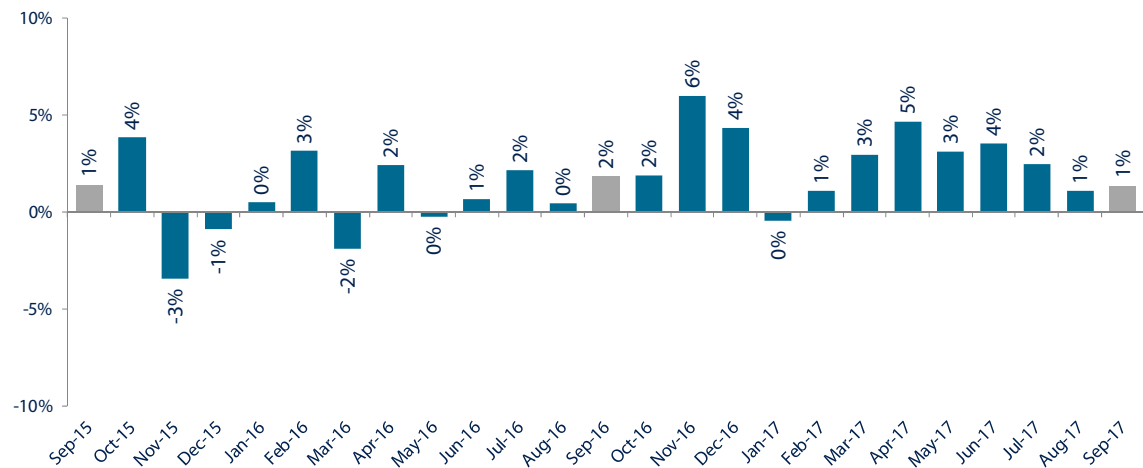
Median Sales Price



Median Sale Price
Of Top Five Counties/Cities Based on Total Units Sold



Median Sale Price
Percent Change Year/Year



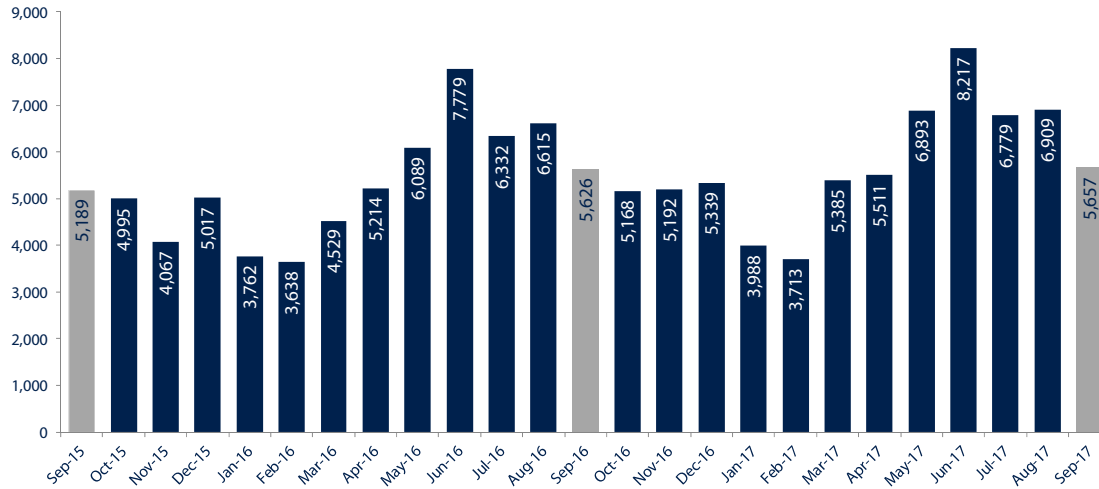
Highlights

- This September, the median sale price was \$225,000, which was similar to the median sale price of September 2016.
- The current median sale price was 5% lower than in August.

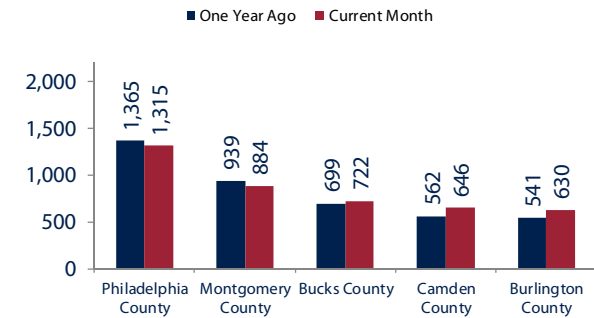
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Total Units Sold



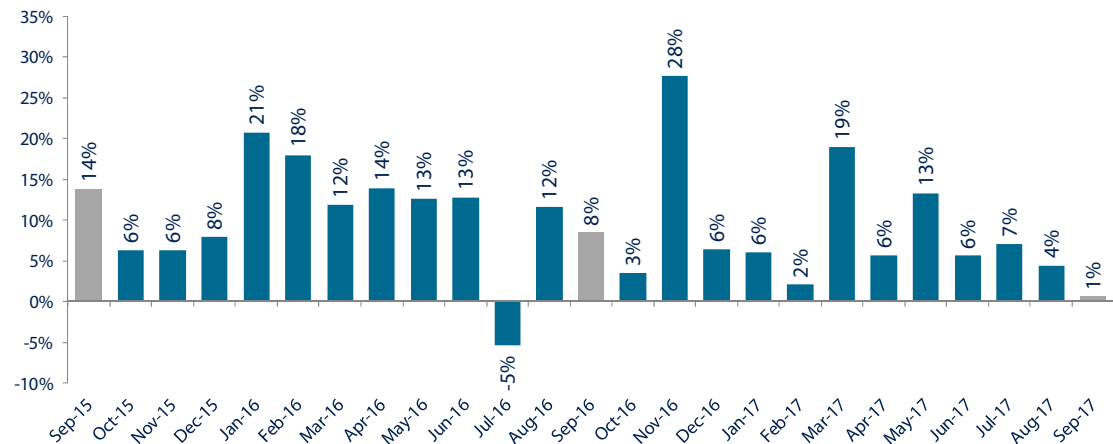
Total Units Sold
Of Top Five Counties/Cities Based on Total Units Sold



Highlights

- The number of units sold in September 2017 was similar to the units sold in September 2016.
- This month's total units sold was lower than the previous month, a decrease of 18% versus August.

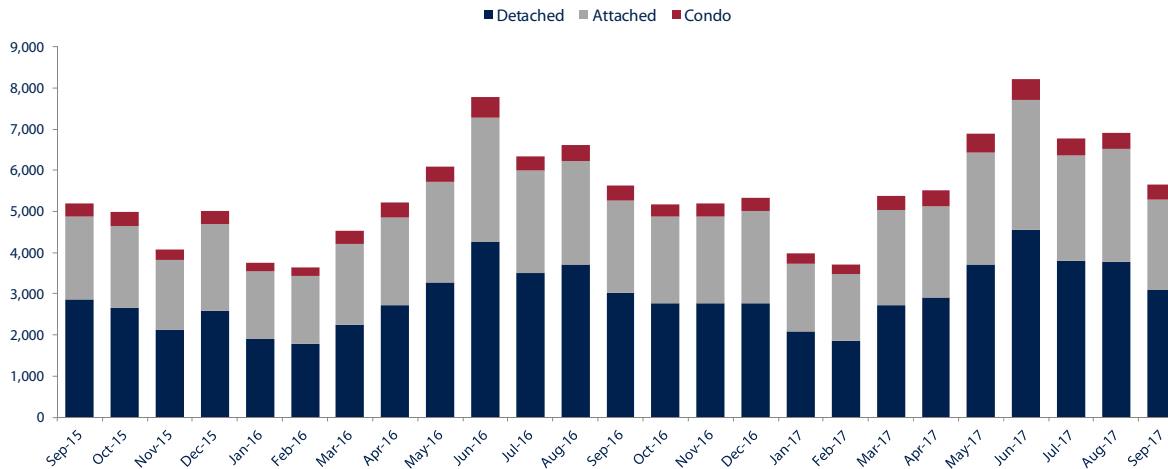
Total Units Sold
Percent Change Year/Year



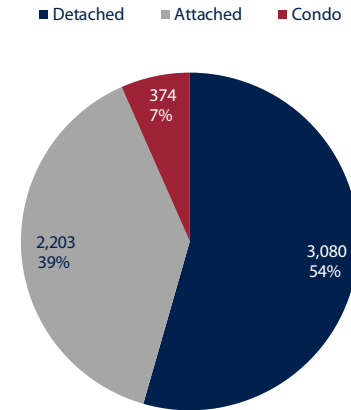
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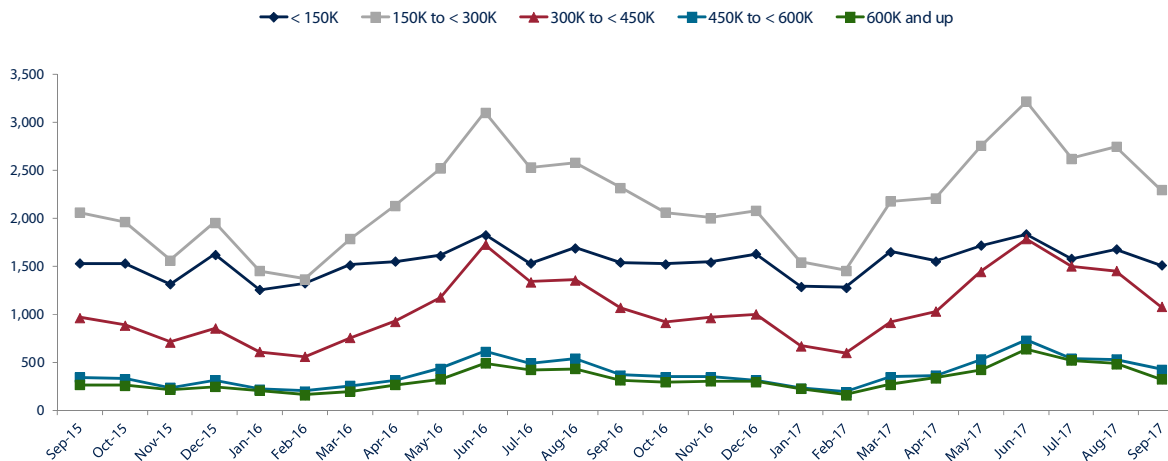
Total Units Sold by Type



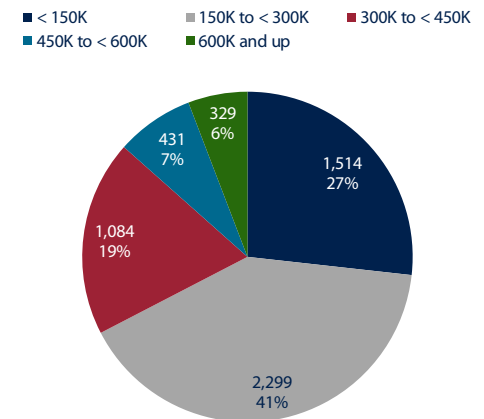
**Total Units Sold by Type
Current Month**



Total Units Sold by Price Range



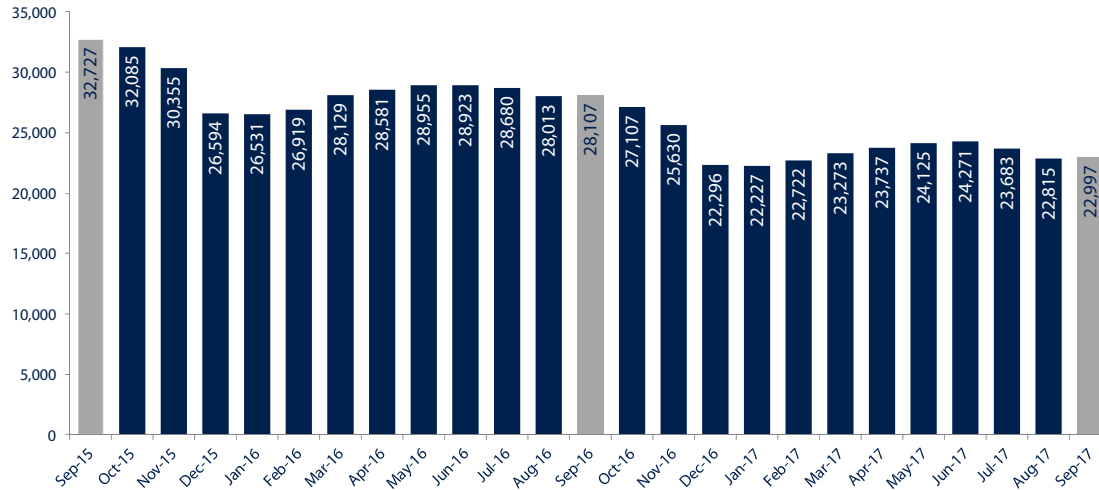
**Total Units Sold by Price Range
Current Month**



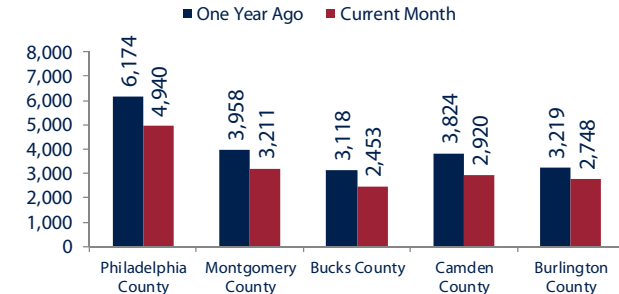
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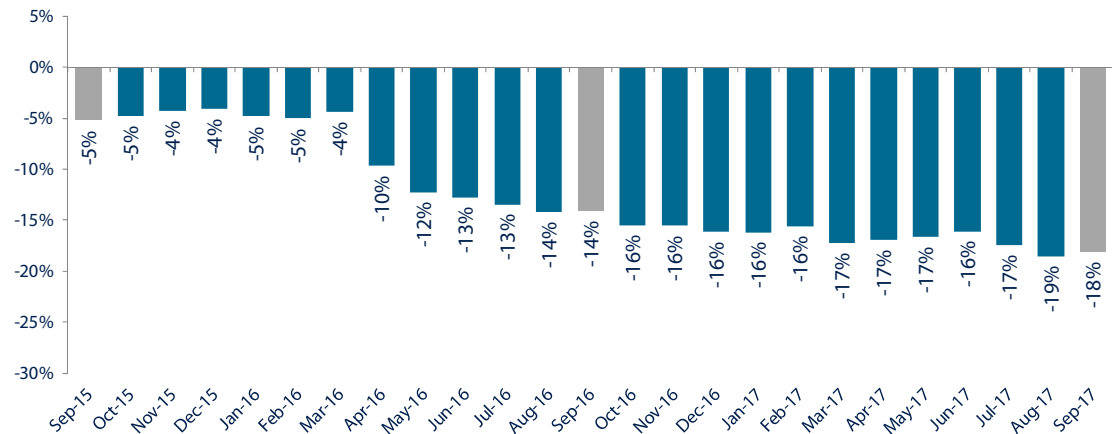
Total Active Inventory



Total Active Inventory
Of Top Five Counties/Cities Based on Total Units Sold



Total Active Inventory
Percent Change Year/Year



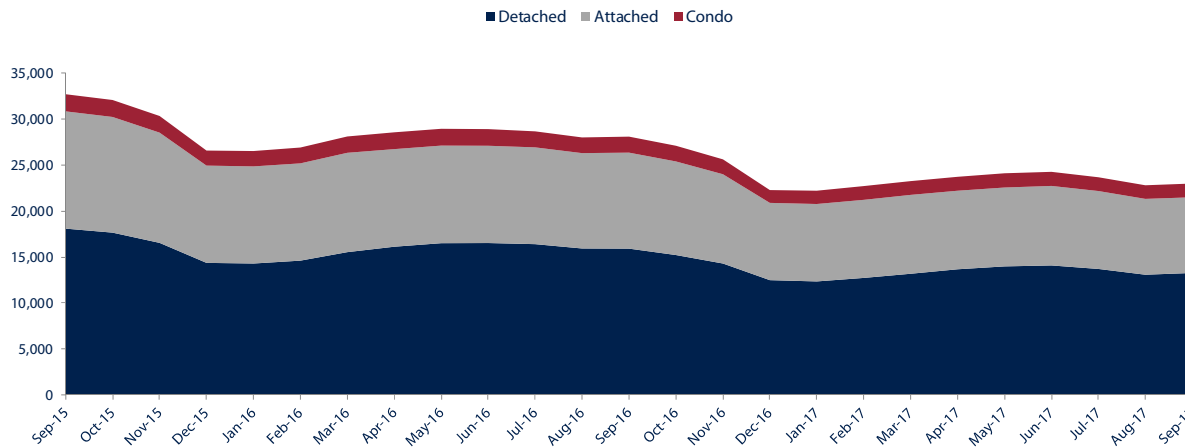
Highlights

- This month's supply of available inventory remained relatively stable compared to last month.
- Versus September 2016, the total number of homes available was lower by 5,110 units or 18%.

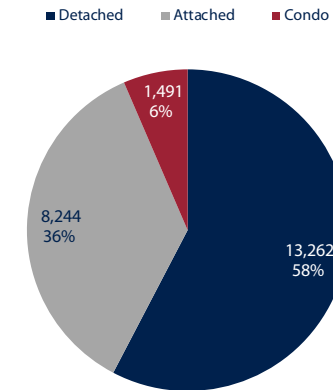
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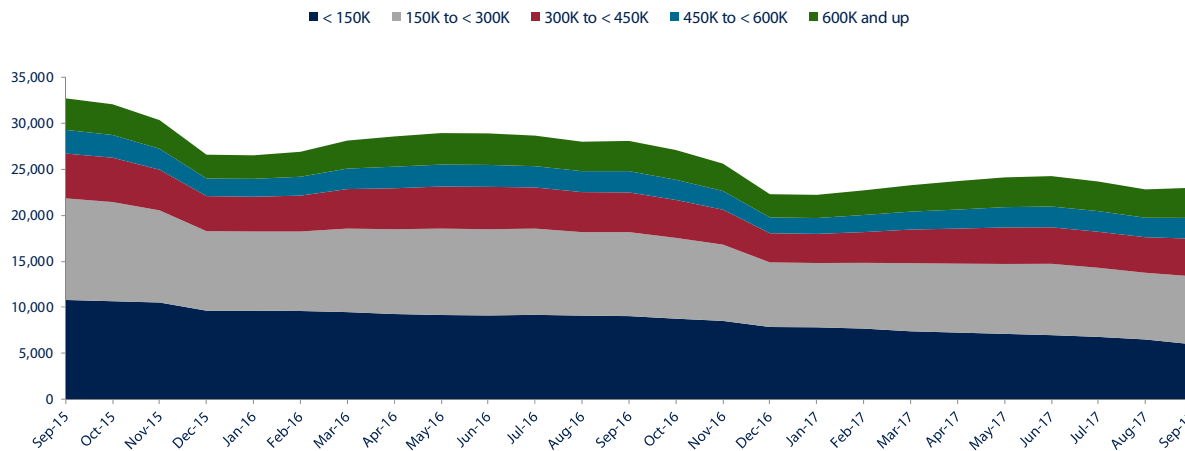
Total Active Inventory by Type



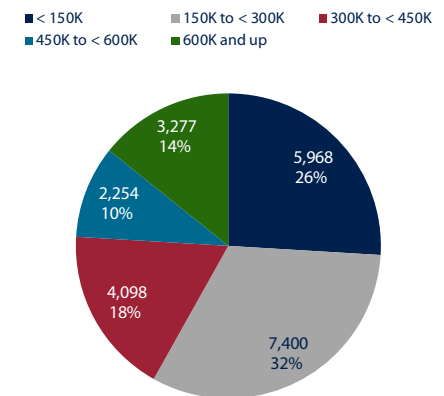
Total Active Inventory by Type Current Month



Total Active Inventory by Price Range



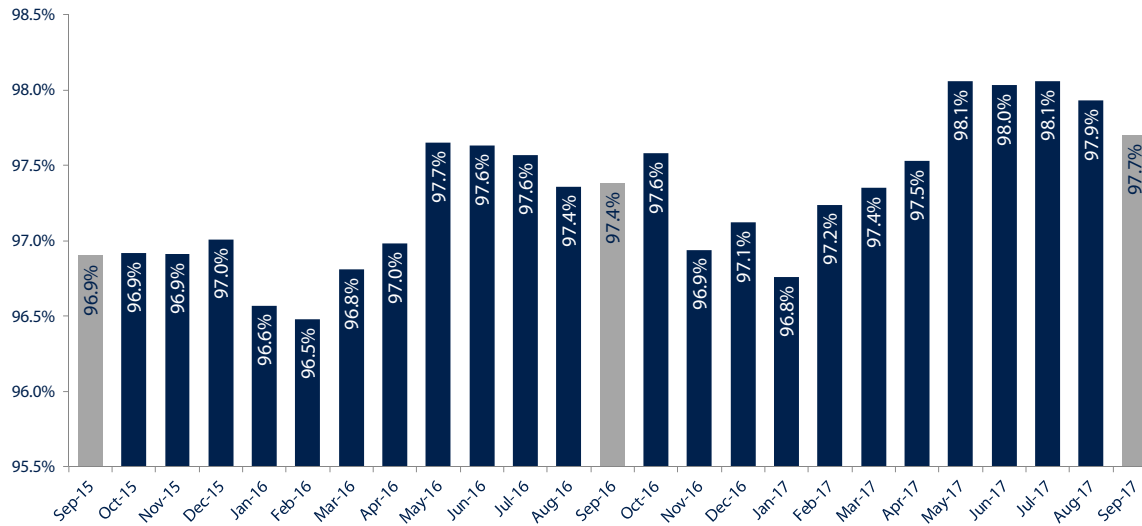
Total Active Inventory by Price Range Current Month



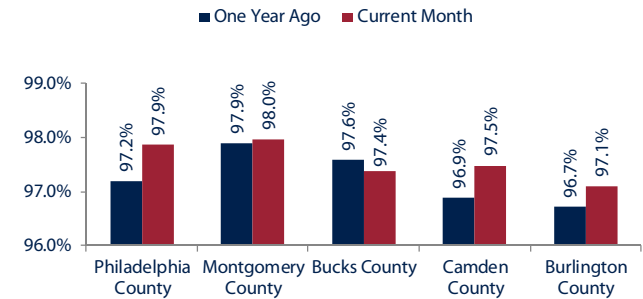
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Average Sale Price as a Percent of List Price



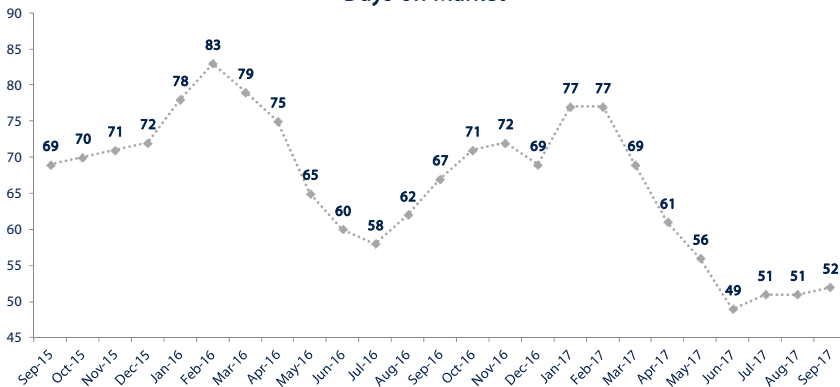
Sale Price as % of List Price
Of Top Five Counties/Cities Based on Total Units Sold



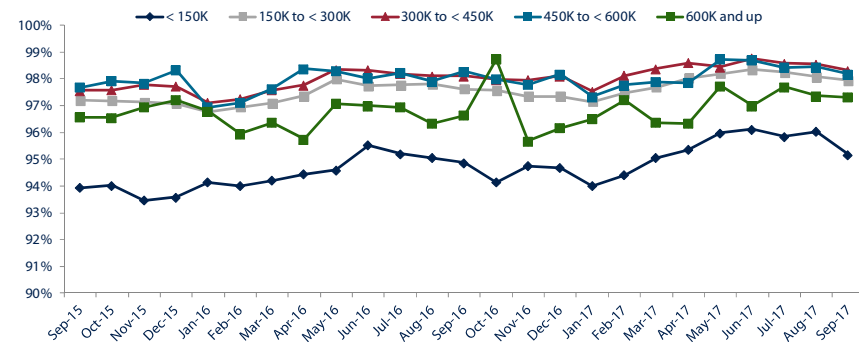
Days on Market	
Current Month	One Year Ago
52	67
Down -22% Vs. Year Ago	

Avg Sale Price as % of List Price	
Current Month	One Year Ago
97.7%	97.4%
Up 0.3% Vs. Year Ago	

Days on Market



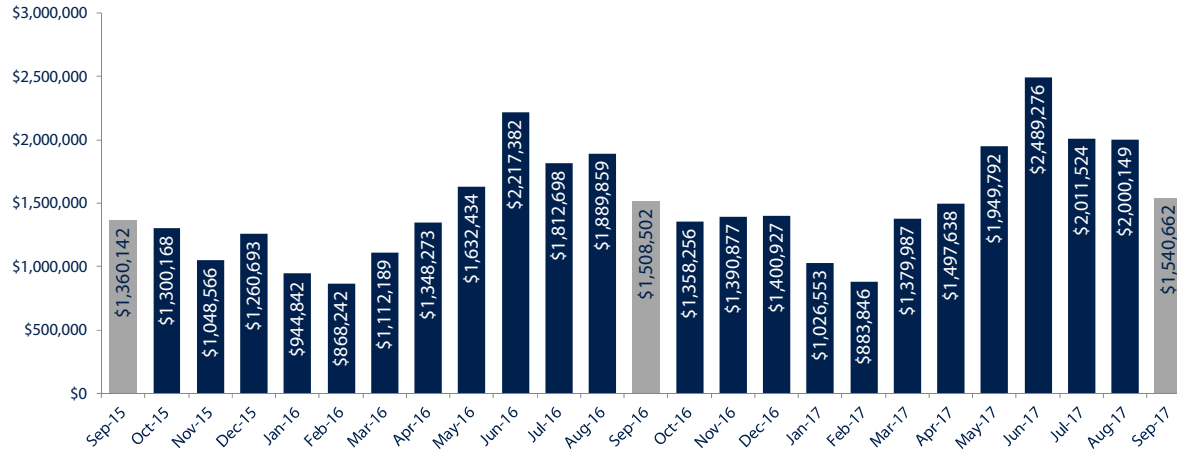
Average Sale Price as a Percent of List Price
by Price Range



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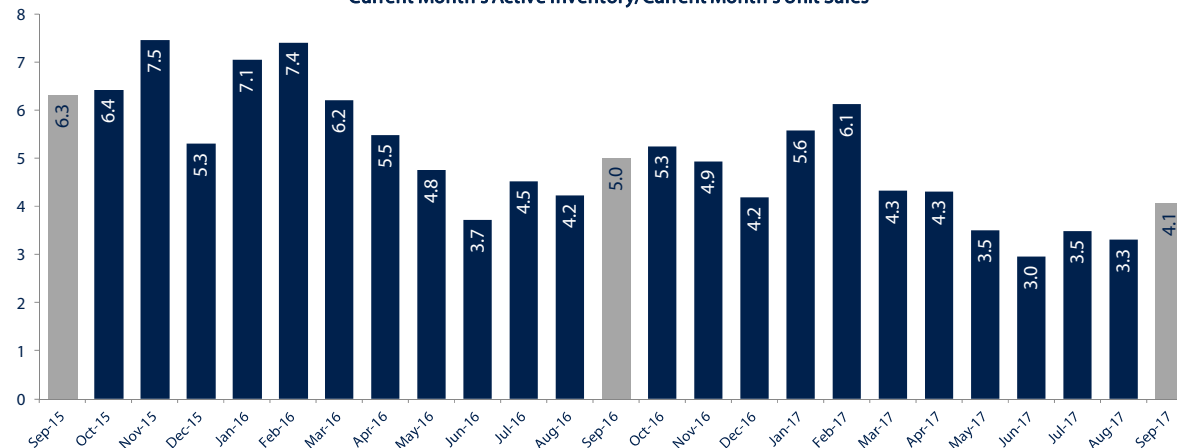
Total Dollar Volume Sold
In Thousands



Highlights

- Total volume sold this September was 2% greater than the same month one year ago.
- In September, there was 4.1 months of supply available, compared to 5.0 in September 2016. That was a decrease of 19% versus a year ago.

Months of Supply
Current Month's Active Inventory/Current Month's Unit Sales



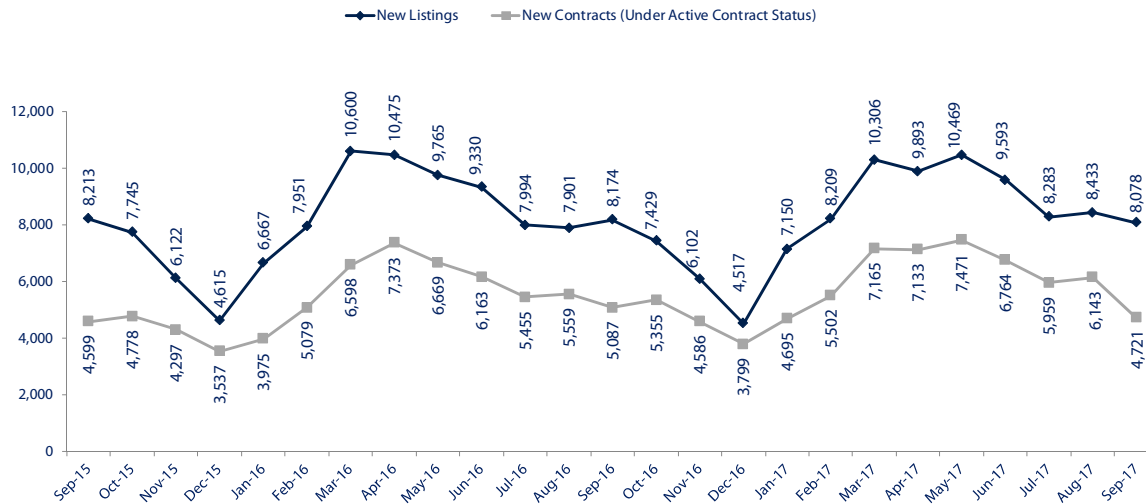
Total Dollar Volume Sold	
Current Month	One Year Ago
\$1,540,662,382	\$1,508,502,499
Up 2% Vs. Year Ago	

Months of Supply	
Current Month	One Year Ago
4.1	5.0
Down -19% Vs. Year Ago	

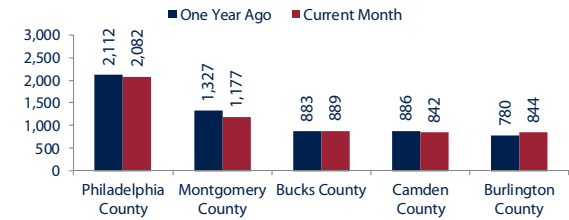
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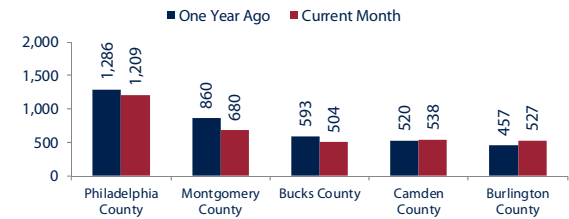
New Listings & New Contracts



New Listings Of Top Five Counties/Cities Based on Total Units Sold



New Contracts Of Top Five Counties/Cities Based on Total Units Sold



New Listings	
Current Month	One Year Ago
8,078	8,174
Down -1% Vs. Year Ago	

New Contracts	
Current Month	One Year Ago
4,721	5,087
Down -7% Vs. Year Ago	

Highlights

- Based on this month's amount of new listings and new contracts, the ratio of home supply (new listings) to current home demand (new contracts) was 1.7, an increase of 6% from September 2016.

Supply/Demand Ratio Number of New Listings to New Contracts

