

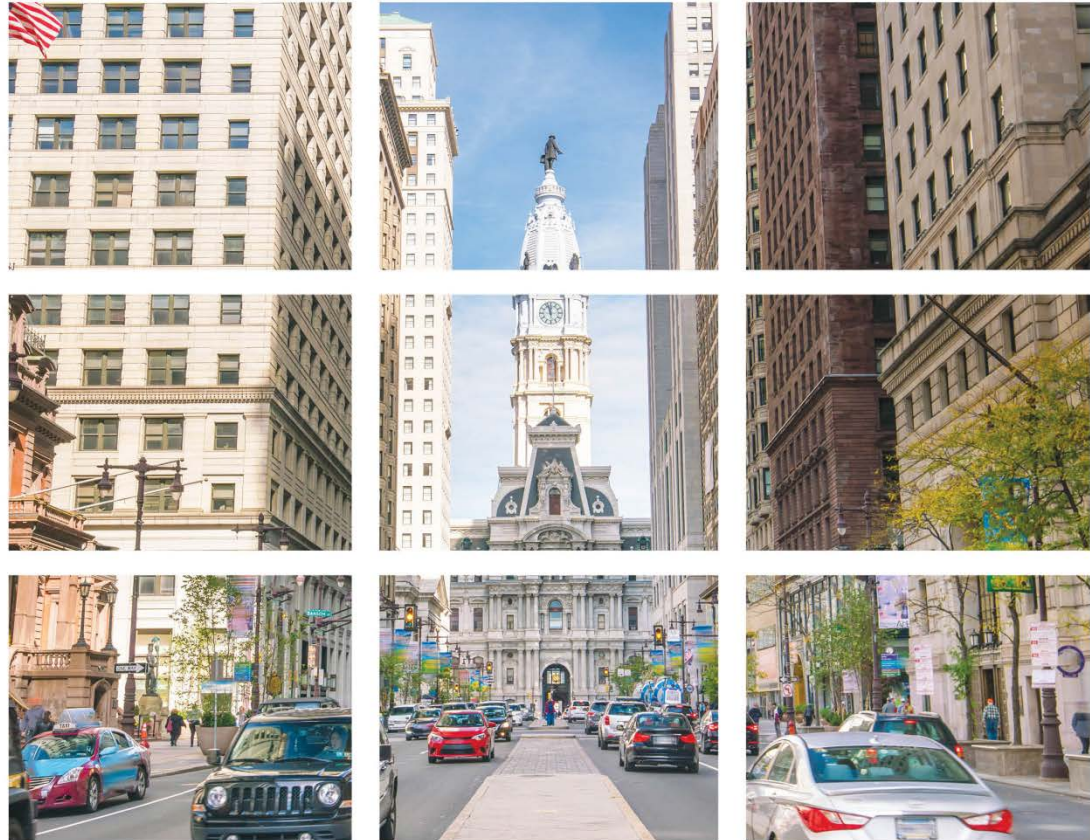
Market Conditions Report

Philadelphia, PA Area

June 2018 | longandfoster.com



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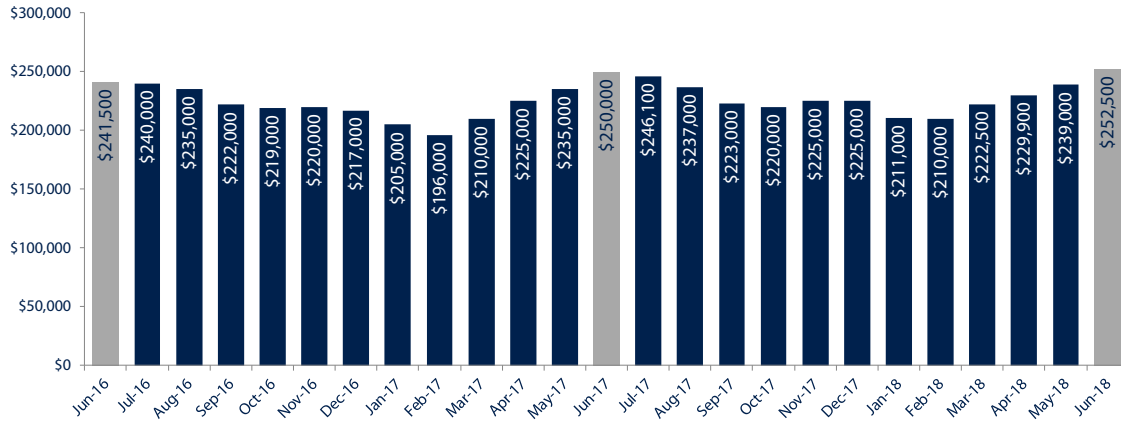
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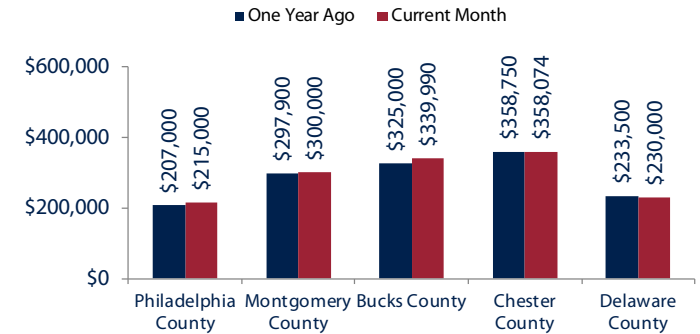
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Philadelphia Metropolitan Area - June 2018

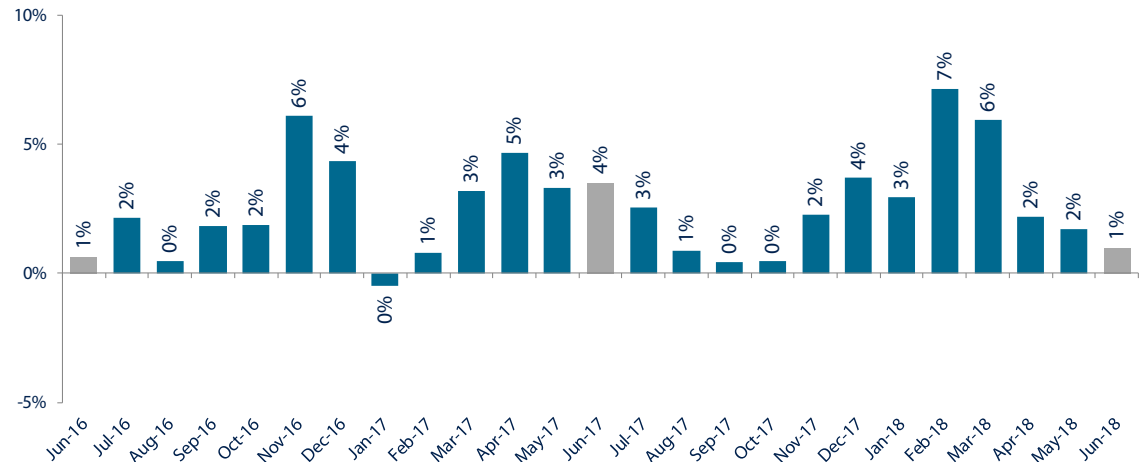
Median Sales Price



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



Median Sale Price
Percent Change Year/Year



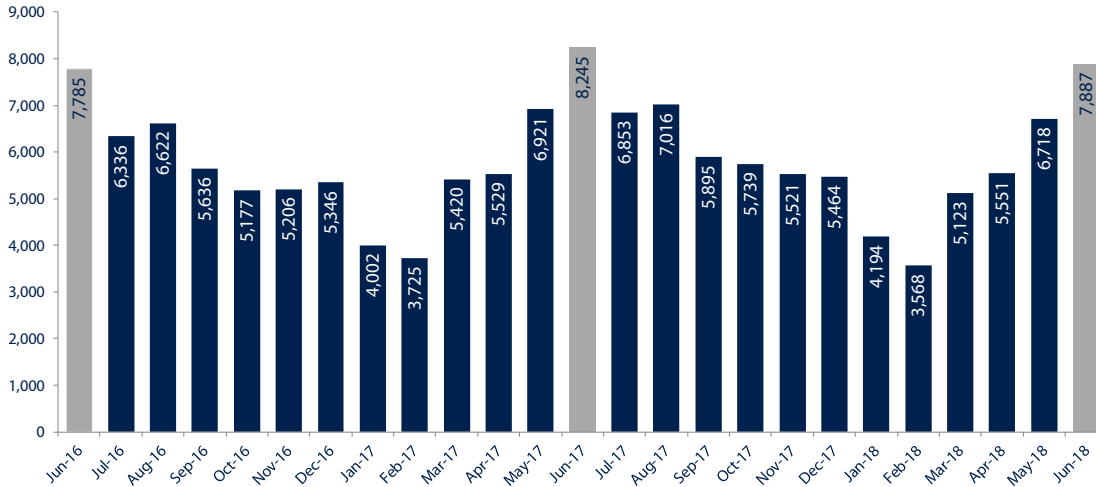
Highlights

- This June, the median sale price was \$252,500, which was similar to the median sale price of June 2017.
- The current median sale price was 6% higher than in May.

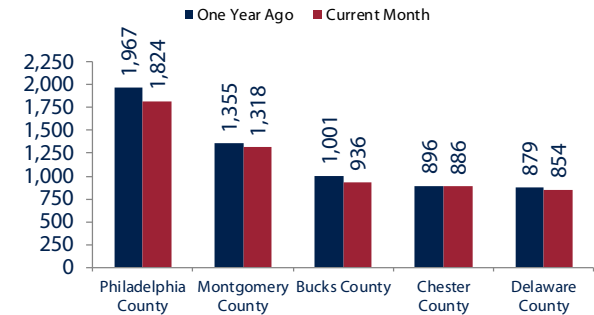
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Total Units Sold



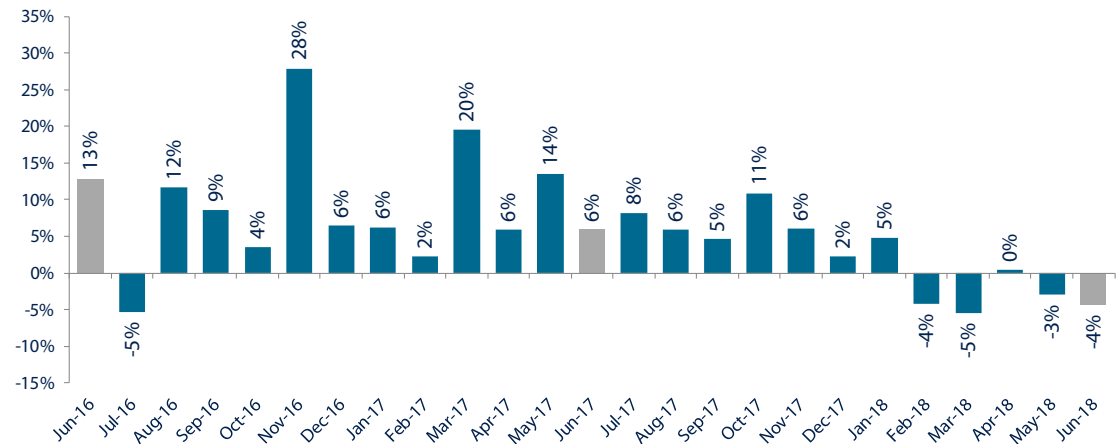
**Total Units Sold
Of Top Five Counties/Cities Based on Total Units Sold**



Highlights

- There was an increase of 17% in total units sold in June compared to May.
- This month's total units sold was lower than at this time last year, a decrease of 4% versus June 2017.

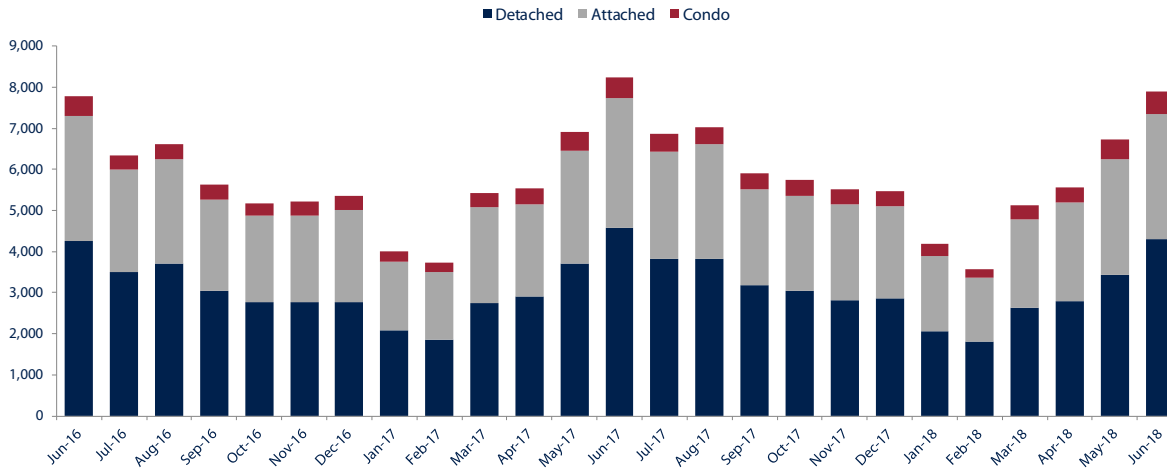
**Total Units Sold
Percent Change Year/Year**



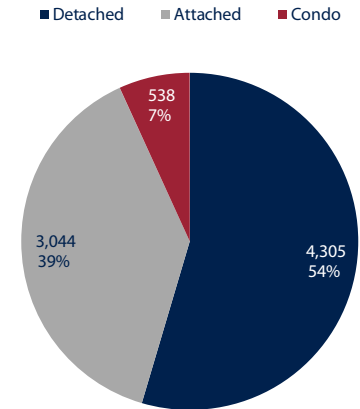
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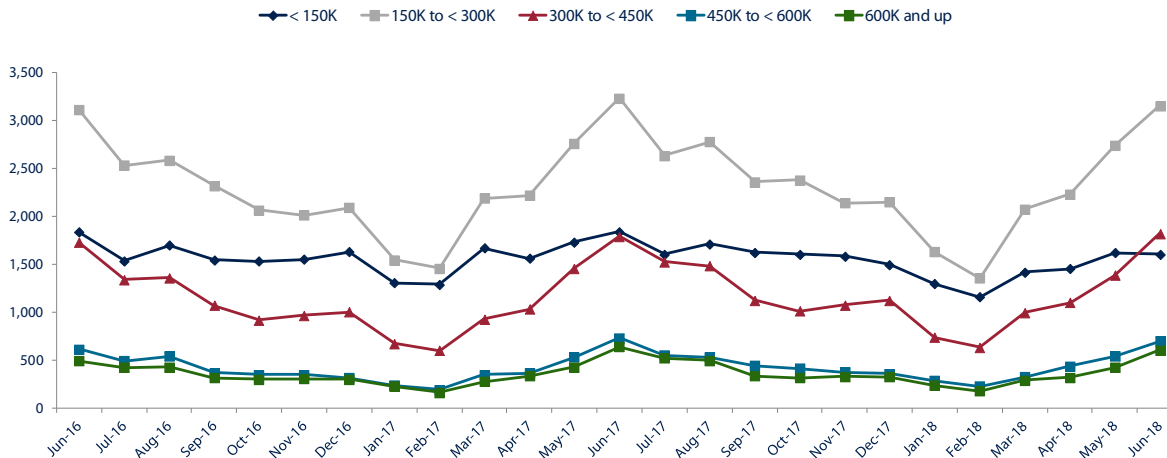
Total Units Sold by Type



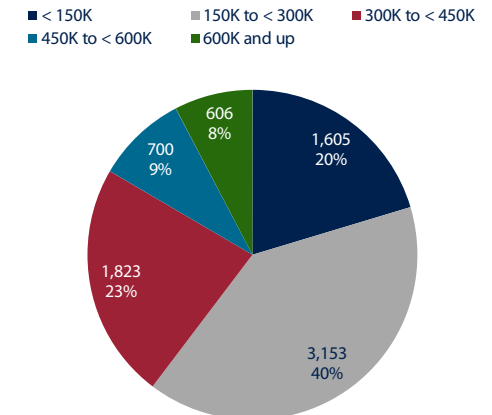
Total Units Sold by Type
Current Month



Total Units Sold by Price Range



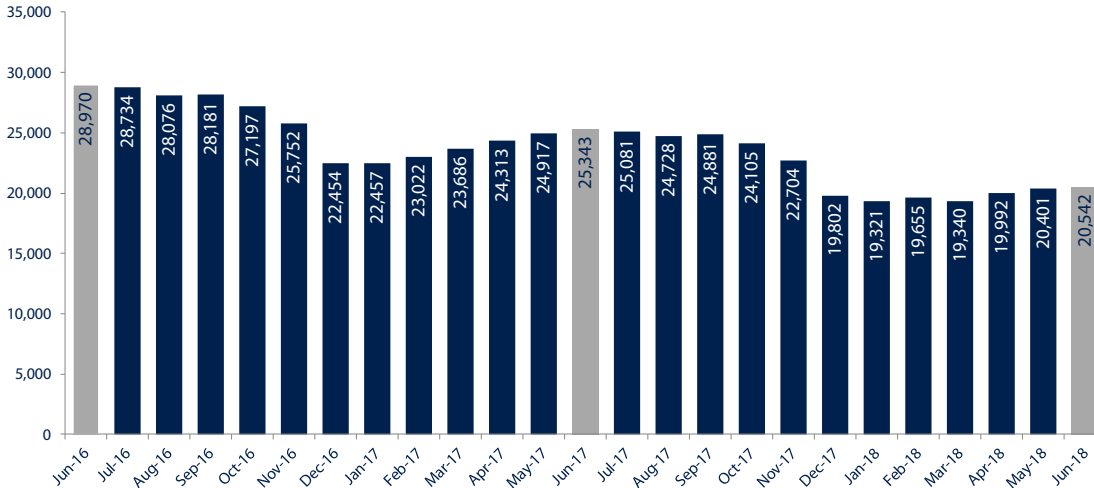
Total Units Sold by Price Range
Current Month



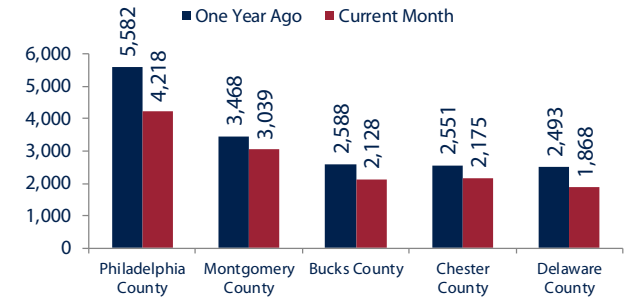
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Total Active Inventory



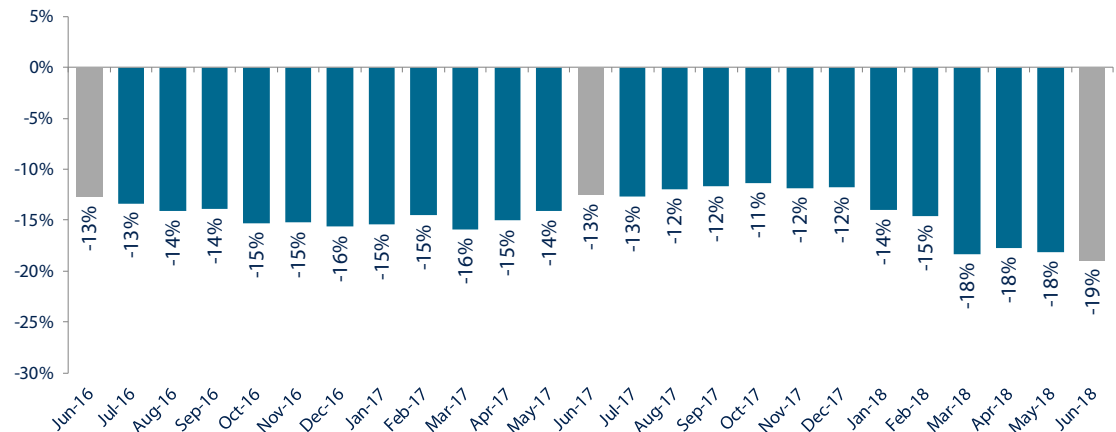
**Total Active Inventory
Of Top Five Counties/Cities Based on Total Units Sold**



Highlights

- This month's supply of available inventory remained relatively stable compared to last month.
- Versus June 2017, the total number of homes available was lower by 4,801 units or 19%.

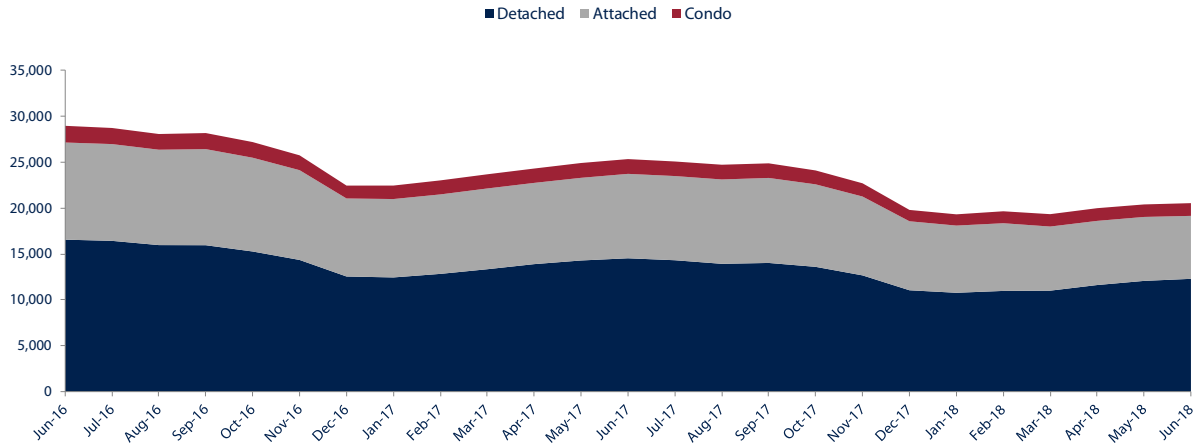
**Total Active Inventory
Percent Change Year/Year**



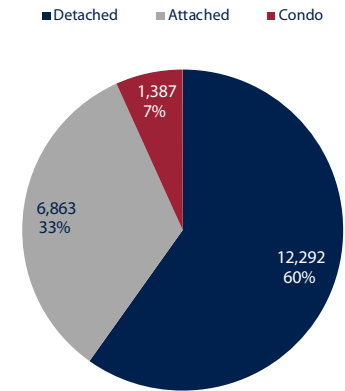
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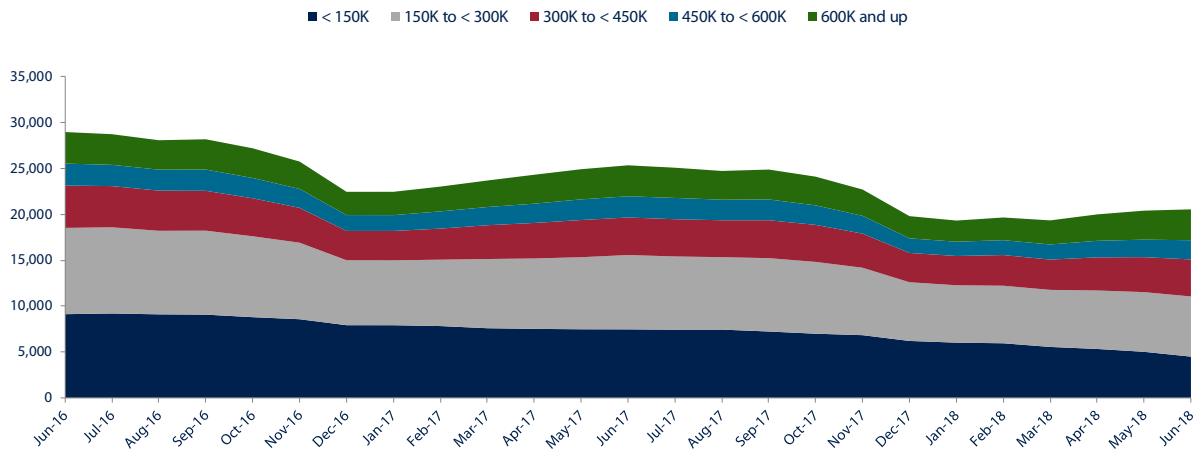
Total Active Inventory by Type



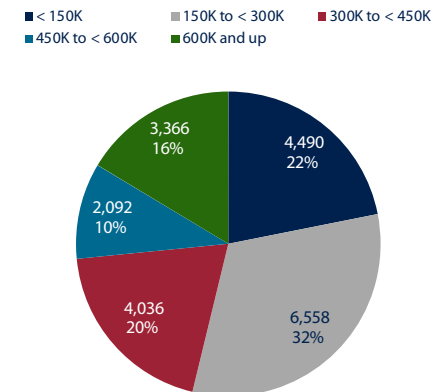
Total Active Inventory by Type Current Month



Total Active Inventory by Price Range



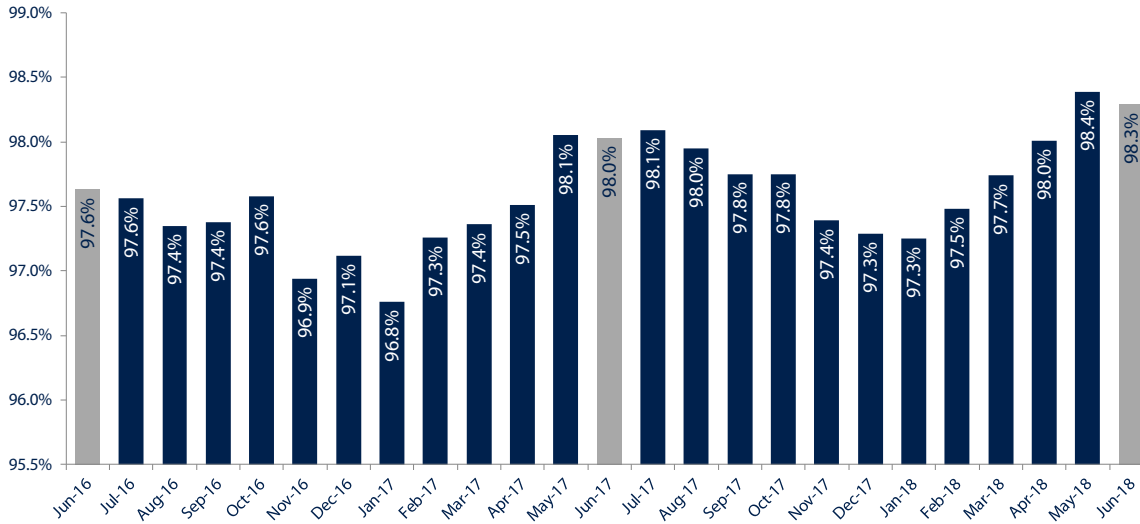
Total Active Inventory by Price Range Current Month



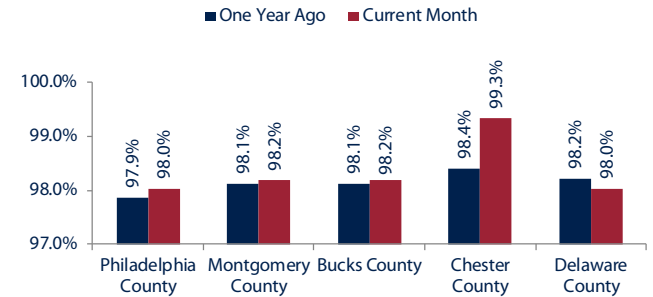
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Average Sale Price as a Percent of List Price



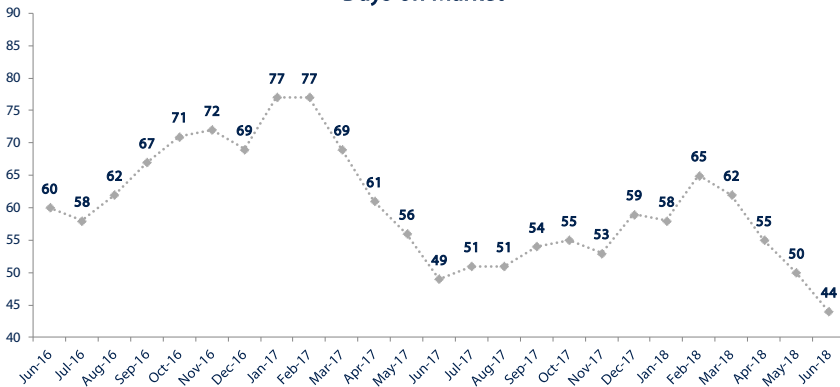
Sale Price as % of List Price
Of Top Five Counties/Cities Based on Total Units Sold



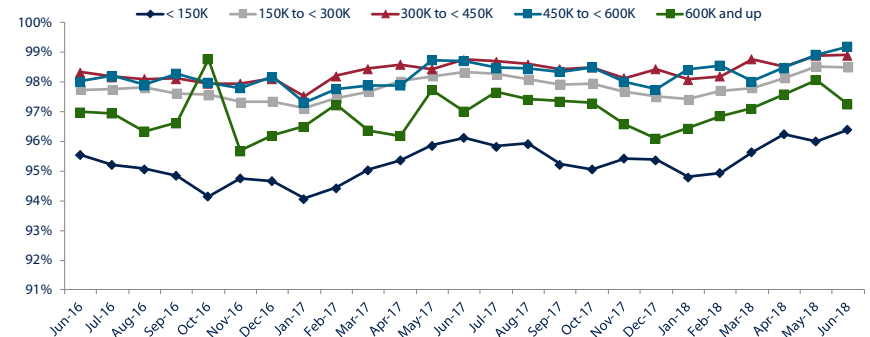
Days on Market	
Current Month	One Year Ago
44	49
Down -10% Vs. Year Ago	

Avg Sale Price as % of List Price	
Current Month	One Year Ago
98.3%	98.0%
Up 0.3% Vs. Year Ago	

Days on Market



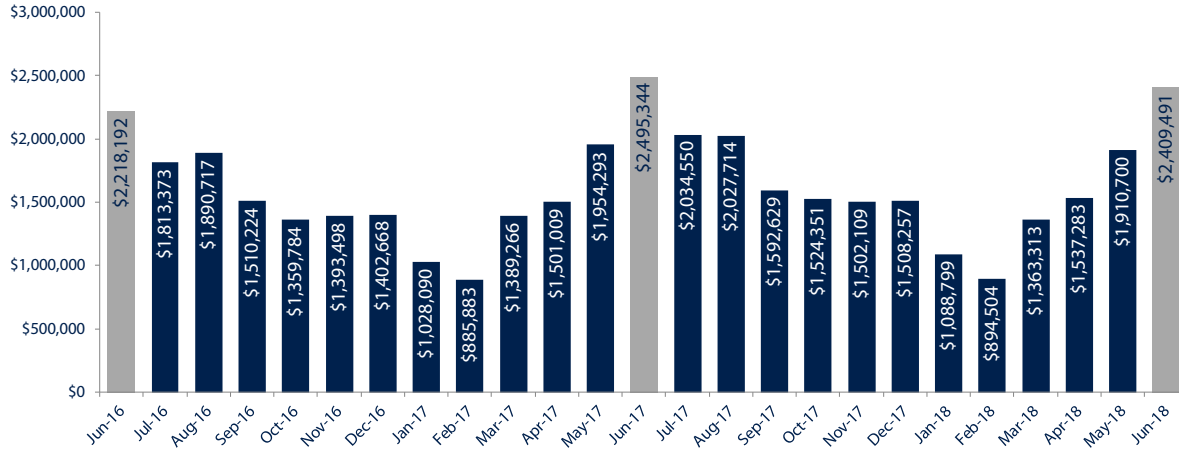
Average Sale Price as a Percent of List Price
by Price Range



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Philadelphia Metropolitan Area - June 2018

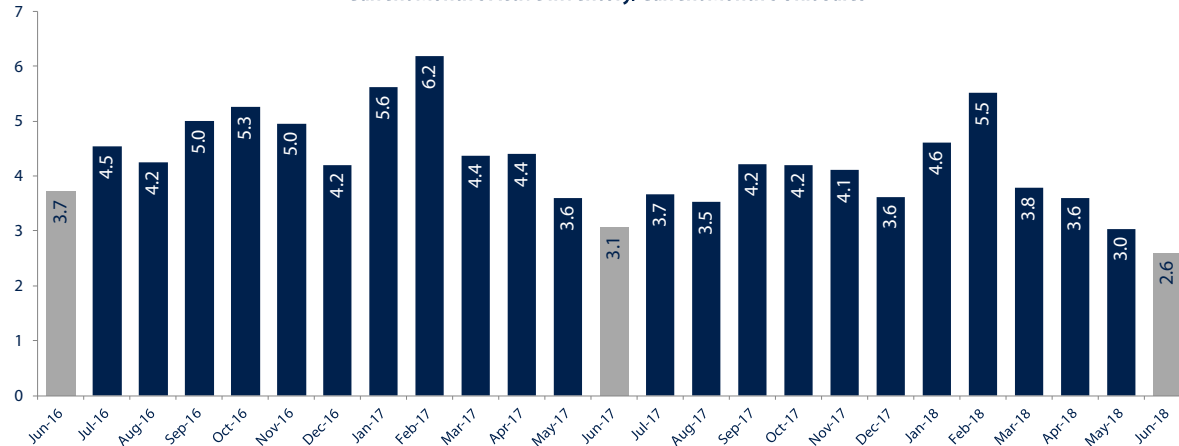
Total Dollar Volume Sold
In Thousands



Highlights

- Total volume sold this June was 3% less than the same month one year ago.
- In June, there was 2.6 months of supply available, compared to 3.1 in June 2017. That was a decrease of 15% 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
\$2,409,490,740	\$2,495,343,899
Down -3% Vs. Year Ago	

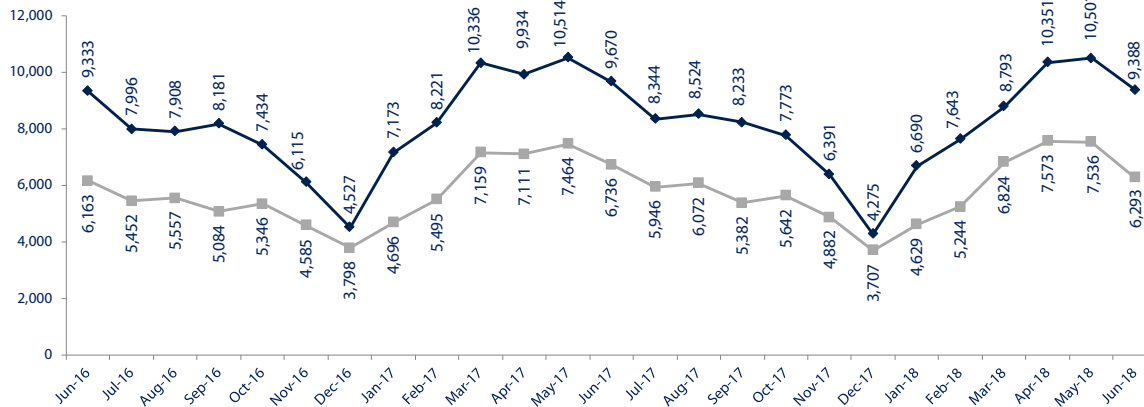
Months of Supply	
Current Month	One Year Ago
2.6	3.1
Down -15% Vs. Year Ago	

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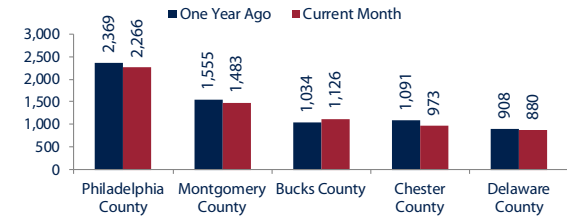
New Listings & New Contracts

— New Listings — New Contracts (Under Active Contract Status)



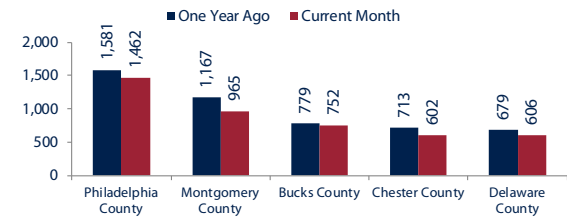
New Listings

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
9,388	9,670
Down -3% Vs. Year Ago	
New Contracts	
Current Month	One Year Ago
6,293	6,736
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 1.5, similar to the ratio from one year ago.

Supply/Demand Ratio

Number of New Listings to New Contracts

