



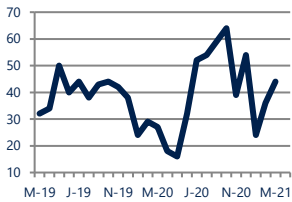
Focus On: **Holmesburg Housing Market**

March 2021

Zip Code(s): 19136

**Units Sold**

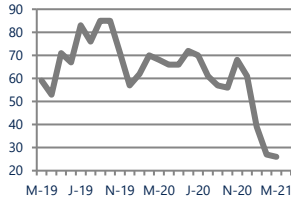
44



**Up**  
Vs. Year Ago

**Active Inventory**

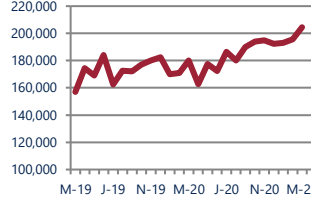
26



**Down -62%**  
Vs. Year Ago

**Median Sale Price**

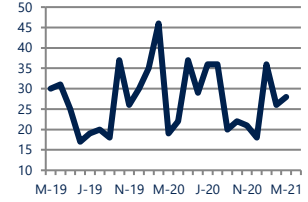
\$204,500



**Up 14%**  
Vs. Year Ago

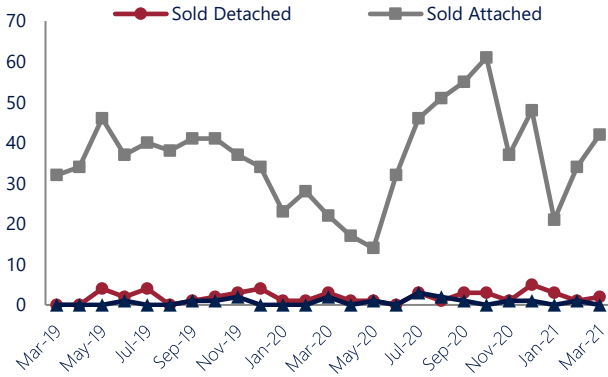
**Days On Market**

28



**Up 47%**  
Vs. Year Ago

**Units Sold\***



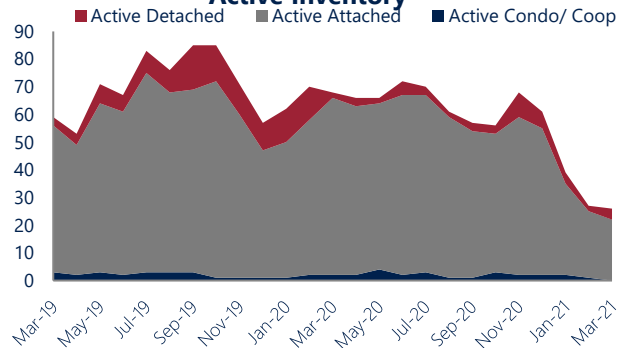
**Units Sold**

There was an increase in total units sold in March, with 44 sold this month in Holmesburg. This month's total units sold was higher than at this time last year.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 42 units or 62%. The total number of active inventory this March was 26 compared to 68 in March 2020. This month's total of 26 is lower than the previous month's total supply of available inventory of 27, a decrease of 4%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last March, the median sale price for Holmesburg Homes was \$180,000. This March, the median sale price was \$204,500, an increase of 14% or \$24,500 compared to last year. The current median sold price is 5% higher than in February.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Holmesburg are defined as properties listed in zip code/s 19136.

\*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.





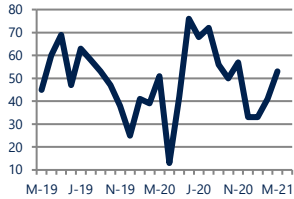
Focus On: **Holmesburg Housing Market**

March 2021

Zip Code(s): 19136

**New Listings**

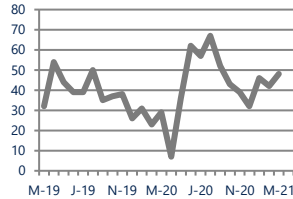
53



**Up 4%**  
Vs. Year Ago

**Current Contracts**

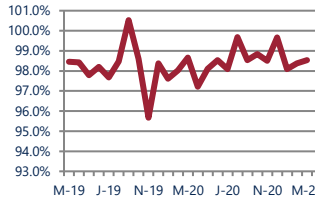
48



**Up 66%**  
Vs. Year Ago

**Sold Vs. List Price**

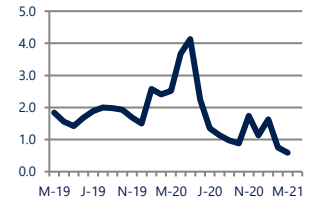
98.5%



**No Change**  
Vs. Year Ago

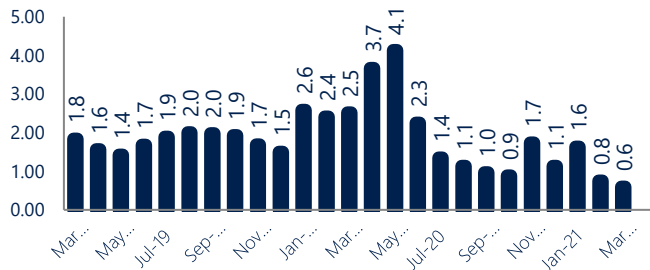
**Months of Supply**

0.6



**Down -77%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

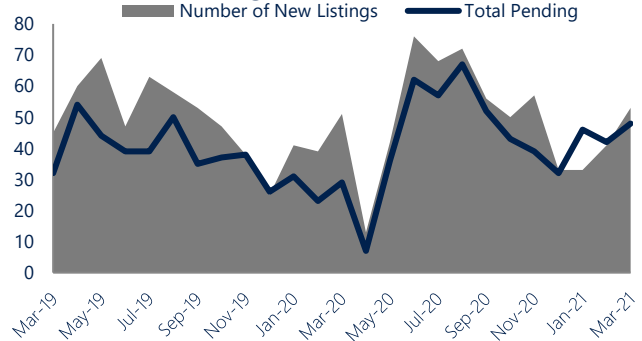
In March, there was 0.6 months of supply available in Holmesburg, compared to 2.5 in March 2020. That is a decrease of 77% versus a year ago.

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.

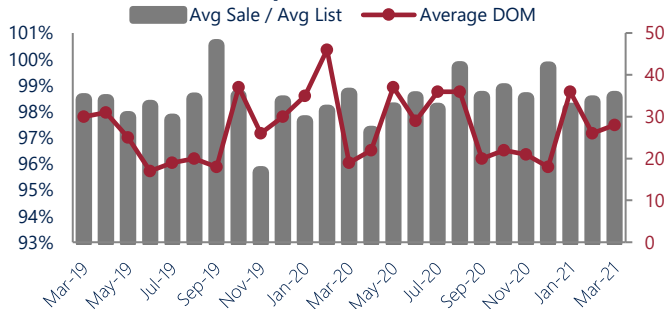
**New Listings & Current Contracts**

This month there were 53 homes newly listed for sale in Holmesburg compared to 51 in March 2020, an increase of 4%. There were 48 current contracts pending sale this March compared to 29 a year ago. The number of current contracts is 66% higher than last March.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In March, the average sale price in Holmesburg was 98.5% of the average list price, which is similar compared to a year ago.

**Days On Market**

This month, the average number of days on market was 28, higher than the average last year, which was 19, an increase of 47%.



Holmesburg are defined as properties listed in zip code/s 19136.

\*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.

