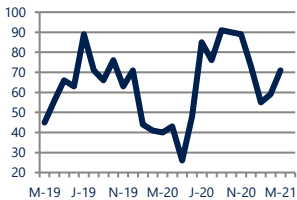




Zip Code(s): 19154 and 19114

Units Sold

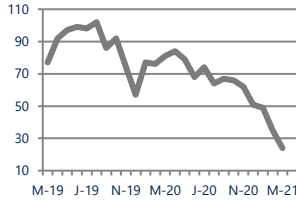
71



Up
Vs. Year Ago

Active Inventory

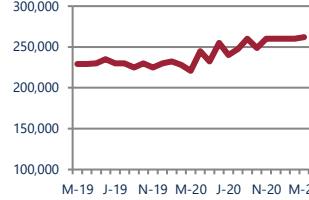
24



Down -70%
Vs. Year Ago

Median Sale Price

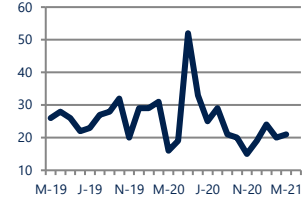
\$262,000



Up 19%
Vs. Year Ago

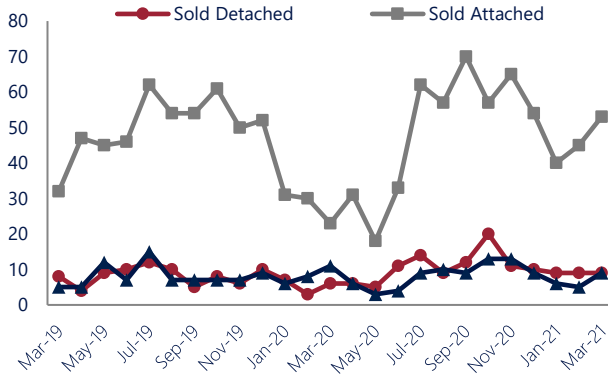
Days On Market

21



Up 31%
Vs. Year Ago

Units Sold*



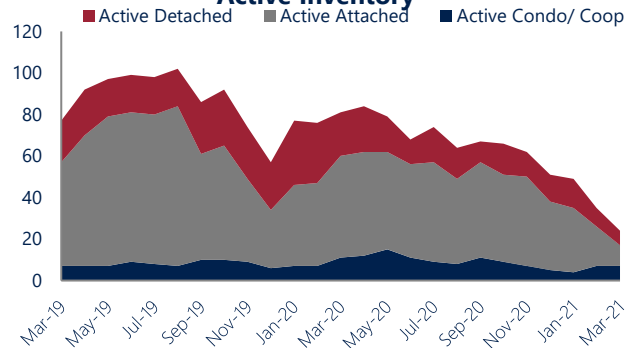
Units Sold

There was an increase in total units sold in March, with 71 sold this month in Longmead Farms and Torredale. This month's total units sold was higher than at this time last year.

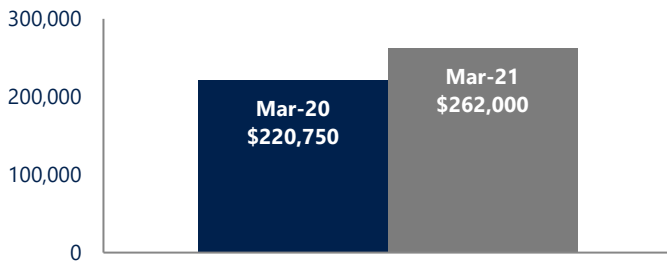
Active Inventory

Versus last year, the total number of homes available this month is lower by 57 units or 70%. The total number of active inventory this March was 24 compared to 81 in March 2020. This month's total of 24 is lower than the previous month's total supply of available inventory of 35, a decrease of 31%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Longmead Farms and Torredale Homes was \$220,750. This March, the median sale price was \$262,000, an increase of 19% or \$41,250 compared to last year. The current median sold price is 1% 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.

Longmead Farms and Torredale are defined as properties listed in zip code/s 19154 and 19114.

*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.

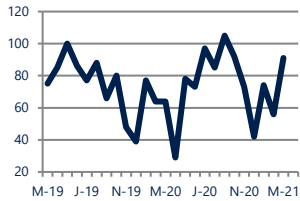




Zip Code(s): 19154 and 19114

New Listings

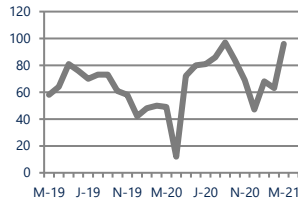
91



Up 42%
Vs. Year Ago

Current Contracts

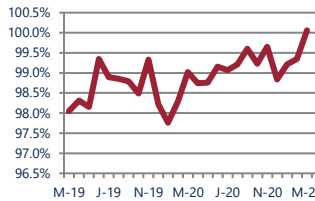
96



Up 96%
Vs. Year Ago

Sold Vs. List Price

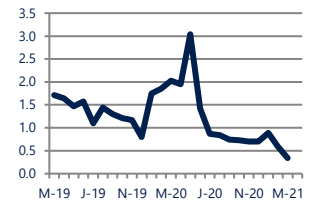
100.1%



Up 1.1%
Vs. Year Ago

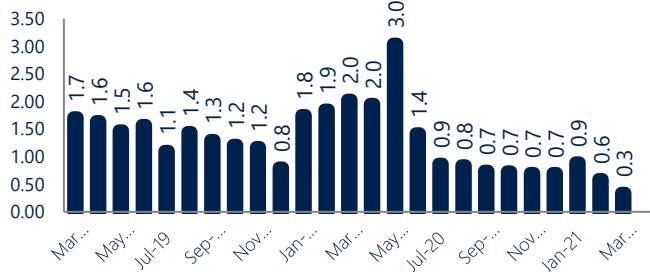
Months of Supply

0.3



Down -83%
Vs. Year Ago

Months Of Supply



Months of Supply

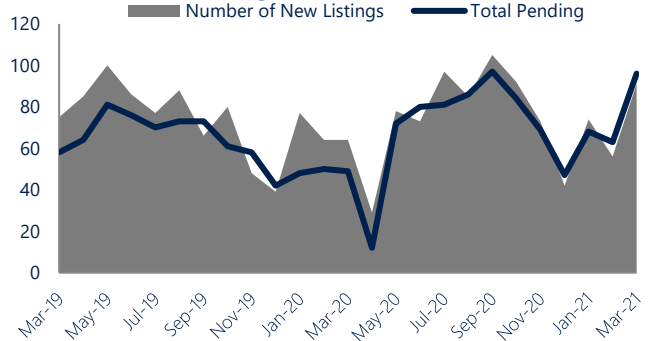
In March, there was 0.3 months of supply available in Longmead Farms and Torresdale, compared to 2.0 in March 2020. That is a decrease of 83% versus a year ago.

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.

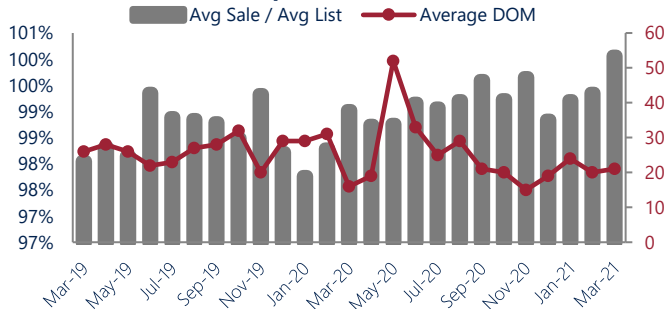
New Listings & Current Contracts

This month there were 91 homes newly listed for sale in Longmead Farms and Torresdale compared to 64 in March 2020, an increase of 42%. There were 96 current contracts pending sale this March compared to 49 a year ago. The number of current contracts is 96% 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 Longmead Farms and Torresdale was 100.1% 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 21, higher than the average last year, which was 16, an increase of 31%.



Longmead Farms and Torresdale are defined as properties listed in zip code/s 19154 and 19114.

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