



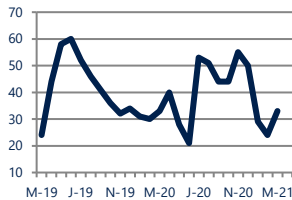
## Focus On: Media Housing Market

March 2021

Zip Code(s): 19063 and 19065

### Units Sold

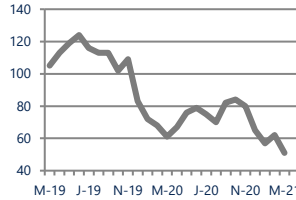
33



No Change  
Vs. Year Ago

### Active Inventory

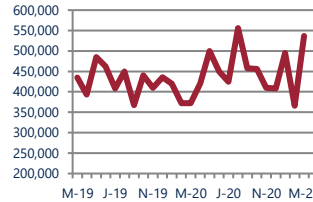
51



Down -16%  
Vs. Year Ago

### Median Sale Price

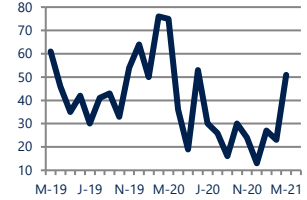
\$537,000



Up  
Vs. Year Ago

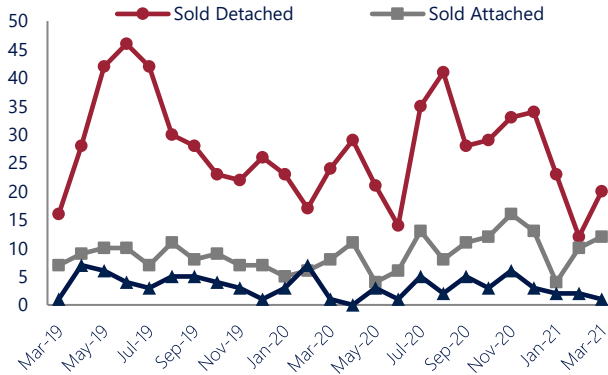
### Days On Market

51



Down -32%  
Vs. Year Ago

### Units Sold\*



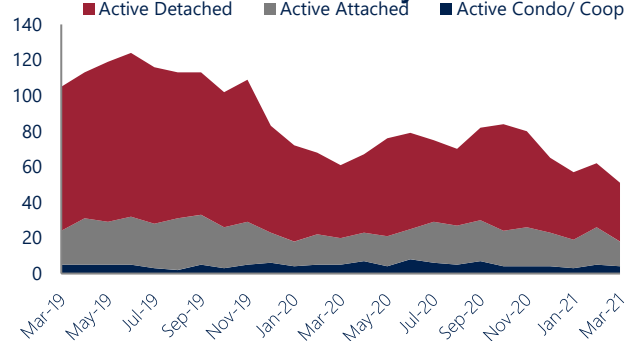
### Units Sold

There was an increase in total units sold in March, with 33 sold this month in Media, an increase of 38%. This month's total units sold is similar compared to a year ago.

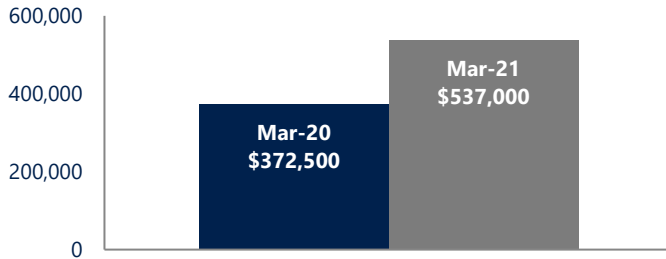
### Active Inventory

Versus last year, the total number of homes available this month is lower by 10 units or 16%. The total number of active inventory this March was 51 compared to 61 in March 2020. This month's total of 51 is lower than the previous month's total supply of available inventory of 62, a decrease of 18%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last March, the median sale price for Media Homes was \$372,500. This March, the median sale price was \$537,000, an increase of \$164,500 compared to last year. The current median sold price is 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.

Media are defined as properties listed in zip code/s 19063 and 19065.

\*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.





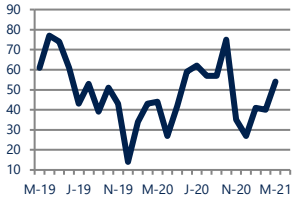
## Focus On: Media Housing Market

March 2021

Zip Code(s): 19063 and 19065

### New Listings

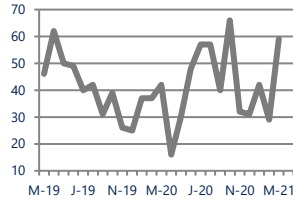
54



Up 23%  
Vs. Year Ago

### Current Contracts

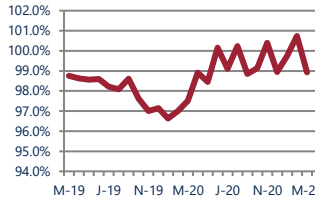
59



Up 40%  
Vs. Year Ago

### Sold Vs. List Price

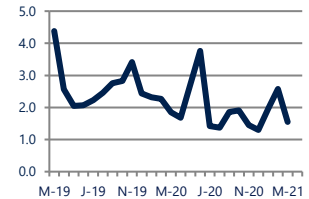
98.9%



Up 1.4%  
Vs. Year Ago

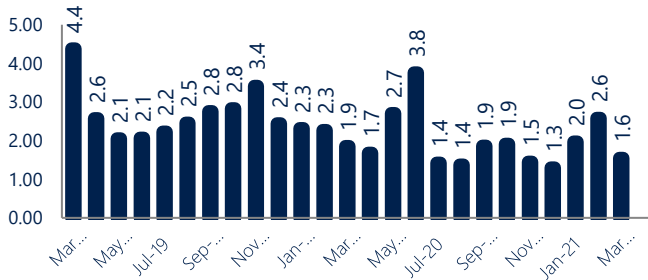
### Months of Supply

1.6



Down -16%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

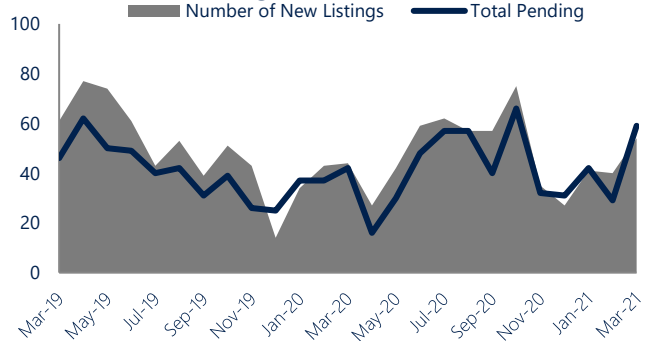
In March, there was 1.5 months of supply available in Media, compared to 1.8 in March 2020. That is a decrease of 16% versus a year ago.

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.

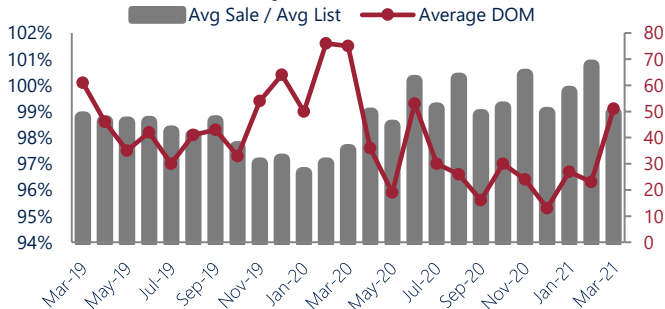
### New Listings & Current Contracts

This month there were 54 homes newly listed for sale in Media compared to 44 in March 2020, an increase of 23%. There were 59 current contracts pending sale this March compared to 42 a year ago. The number of current contracts is 40% 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 Media was 98.9% of the average list price, which is 1.4% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 51, lower than the average last year, which was 75, a decrease of 32%.



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