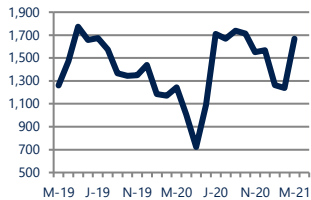




Units Sold

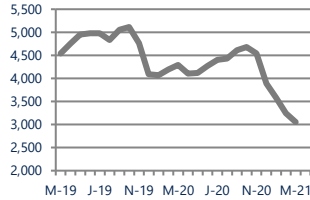
1,667



Up 34%
Vs. Year Ago

Active Inventory

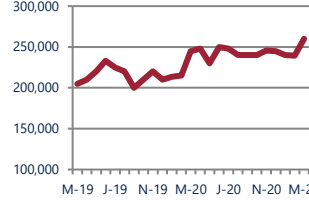
3,054



Down -29%
Vs. Year Ago

Median Sale Price

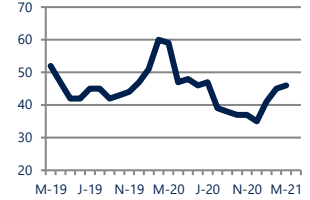
\$260,000



Up 6%
Vs. Year Ago

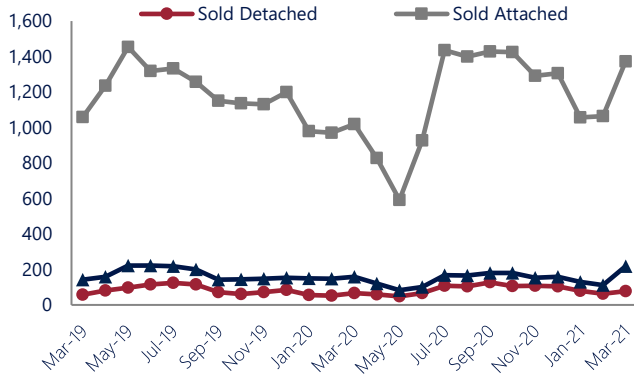
Days On Market

46



Down -22%
Vs. Year Ago

Units Sold*



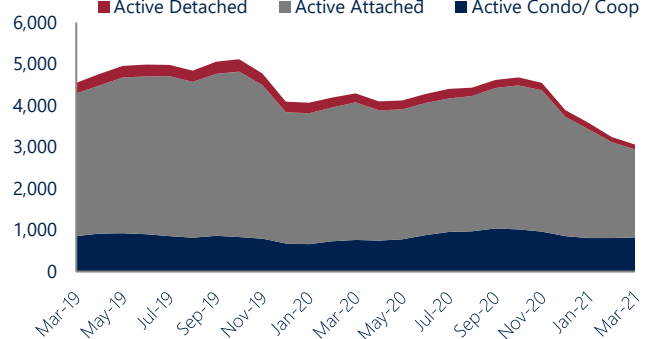
Units Sold

There was an increase in total units sold in March, with 1,667 sold this month in Philadelphia County versus 1,238 last month, an increase of 35%. This month's total units sold was higher than at this time last year, an increase of 34% versus March 2020.

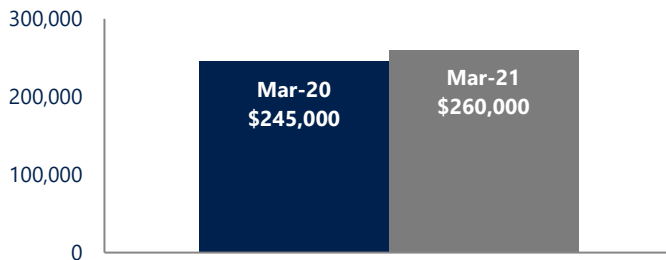
Active Inventory

Versus last year, the total number of homes available this month is lower by 1,240 units or 29%. The total number of active inventory this March was 3,054 compared to 4,294 in March 2020. This month's total of 3,054 is lower than the previous month's total supply of available inventory of 3,245, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Philadelphia County Homes was \$245,000. This March, the median sale price was \$260,000, an increase of 6% or \$15,000 compared to last year. The current median sold price is 9% 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.



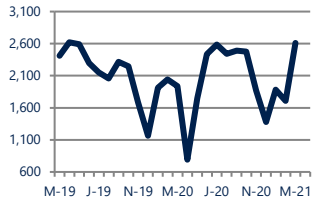
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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.





New Listings

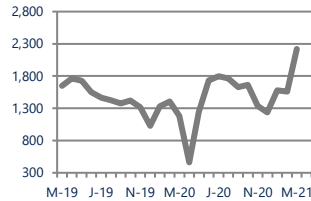
2,613



Up 35%
Vs. Year Ago

Current Contracts

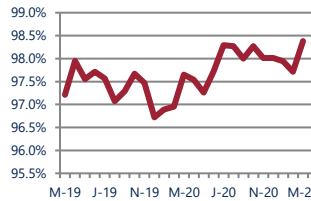
2,220



Up 88%
Vs. Year Ago

Sold Vs. List Price

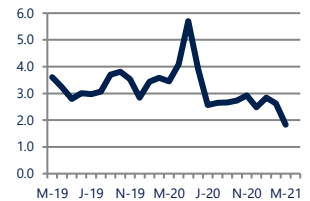
98.4%



Up 0.7%
Vs. Year Ago

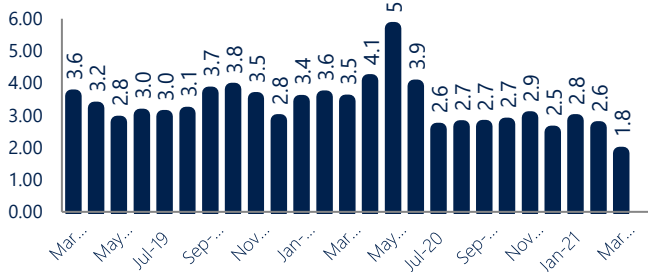
Months of Supply

1.8



Down -47%
Vs. Year Ago

Months Of Supply



Months of Supply

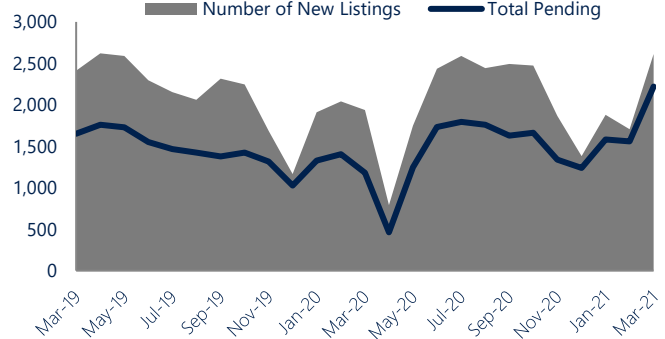
In March, there was 1.8 months of supply available in Philadelphia County, compared to 3.4 in March 2020. That is a decrease of 47% versus a year ago.

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.

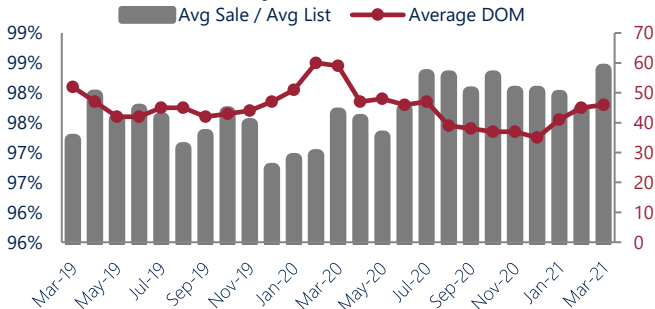
New Listings & Current Contracts

This month there were 2,613 homes newly listed for sale in Philadelphia County compared to 1,936 in March 2020, an increase of 35%. There were 2,220 current contracts pending sale this March compared to 1,180 a year ago. The number of current contracts is 88% 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 Philadelphia County was 98.4% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 46, lower than the average last year, which was 59, a decrease of 22%.



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