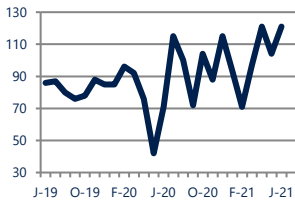




Zip Code(s): 19132, 19121, 19122 and 19133

Units Sold

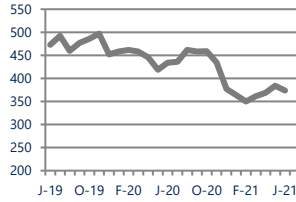
121



Up
Vs. Year Ago

Active Inventory

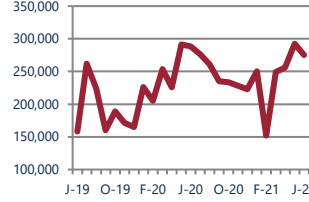
374



Down -14%
Vs. Year Ago

Median Sale Price

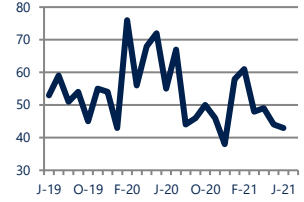
\$275,000



Down -5%
Vs. Year Ago

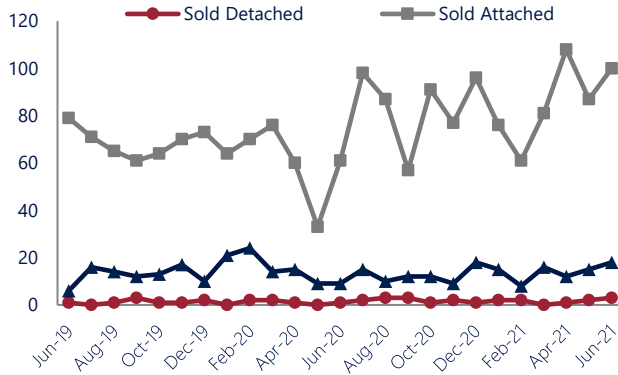
Days On Market

43



Down -22%
Vs. Year Ago

Units Sold*



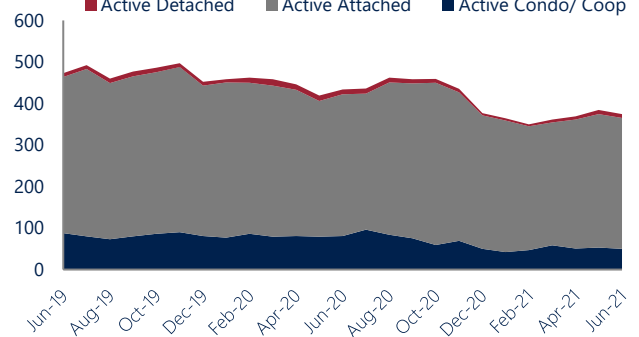
Units Sold

There was an increase in total units sold in June, with 121 sold this month in Allegheny West, Strawberry Mansion, and Hartranft. 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 60 units or 14%. The total number of active inventory this June was 374 compared to 434 in June 2020. This month's total of 374 is lower than the previous month's total supply of available inventory of 384, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Allegheny West, Strawberry Mansion, and Hartranft Homes was \$288,550. This June, the median sale price was \$275,000, a decrease of 5% or \$13,550 compared to last year. The current median sold price is 6% lower than in May.

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

Allegheny West, Strawberry Mansion, and Hartranft are defined as properties listed in zip code/s 19132, 19121, 19122 and 19133.

*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.

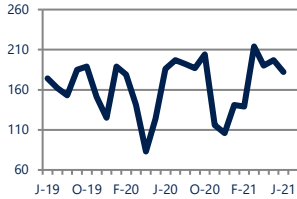




Zip Code(s): 19132, 19121, 19122 and 19133

New Listings

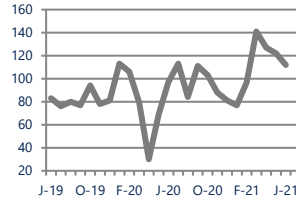
182



Down -2%
Vs. Year Ago

Current Contracts

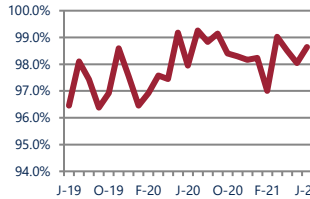
112



Up 15%
Vs. Year Ago

Sold Vs. List Price

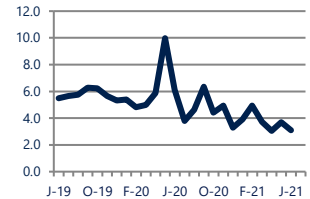
98.6%



Up 0.7%
Vs. Year Ago

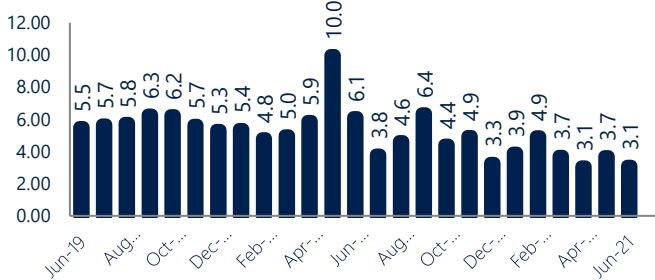
Months of Supply

3.1



Down -49%
Vs. Year Ago

Months Of Supply



Months of Supply

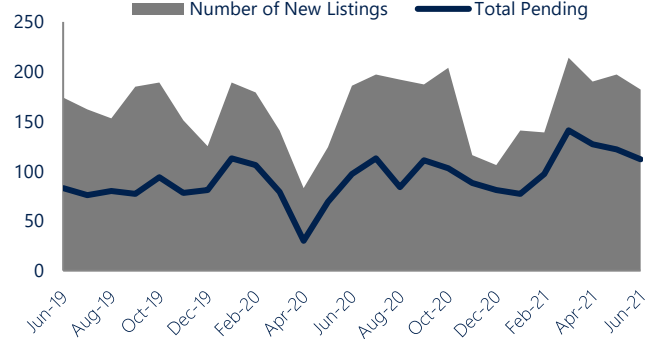
In June, there was 3.1 months of supply available in Allegheny West, Strawberry Mansion, and Hartranft, compared to 6.1 in June 2020. That is a decrease of 49% versus a year ago.

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.

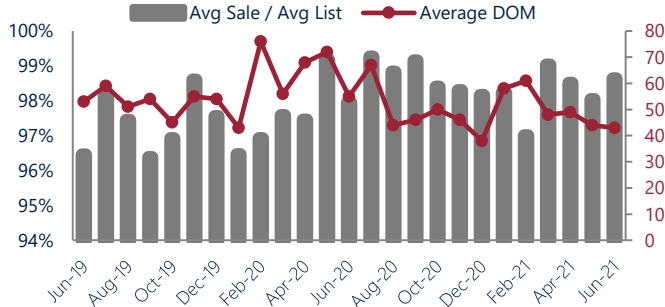
New Listings & Current Contracts

This month there were 182 homes newly listed for sale in Allegheny West, Strawberry Mansion, and Hartranft compared to 186 in June 2020, a decrease of 2%. There were 112 current contracts pending sale this June compared to 97 a year ago. The number of current contracts is 15% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Allegheny West, Strawberry Mansion, and Hartranft was 98.6% 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 43, lower than the average last year, which was 55, a decrease of 22%.



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