



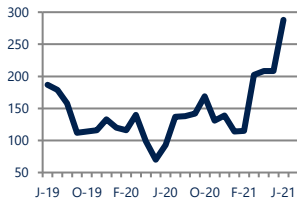
Focus On: City Center, Fairmount, and Callowhill Housing Market

June 2021

Zip Code(s): 19103, 19102, 19106, 19107, 19130 and 19123

Units Sold

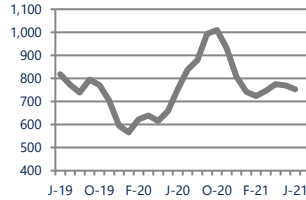
288



Up
Vs. Year Ago

Active Inventory

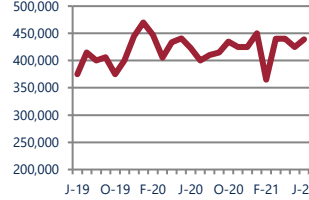
753



No Change
Vs. Year Ago

Median Sale Price

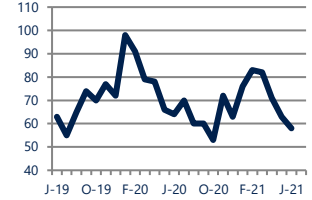
\$439,000



Up 4%
Vs. Year Ago

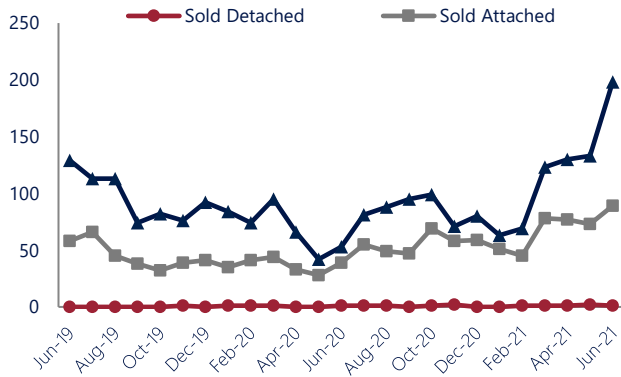
Days On Market

58



Down -9%
Vs. Year Ago

Units Sold*



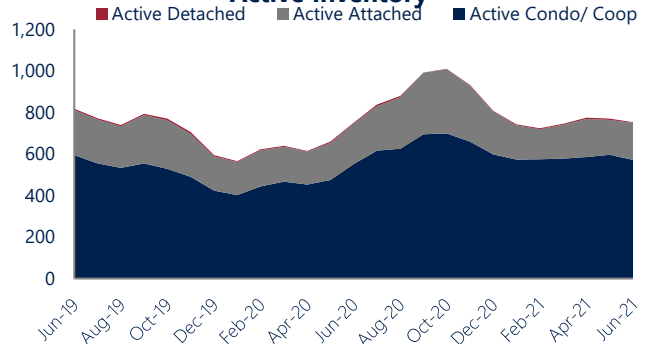
Units Sold

There was an increase in total units sold in June, with 288 sold this month in City Center, Fairmount, and Callowhill. This month's total units sold was higher than at this time last year.

Active Inventory

The total number of homes available this month is 753 units, which is similar compared to a year ago. This month's total of 753 is lower than the previous month's total supply of available inventory of 770, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for City Center, Fairmount, and Callowhill Homes was \$423,000. This June, the median sale price was \$439,000, an increase of 4% or \$16,000 compared to last year. The current median sold price is 3% higher 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.

City Center, Fairmount, and Callowhill are defined as properties listed in zip code/s 19103, 19102, 19106, 19107, 19130 and 19123.

*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.

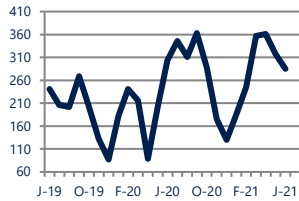




Zip Code(s): 19103, 19102, 19106, 19107, 19130 and 19123

New Listings

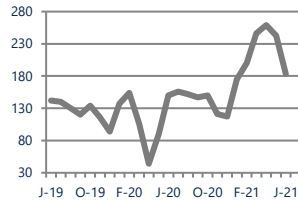
285



Down -6%
Vs. Year Ago

Current Contracts

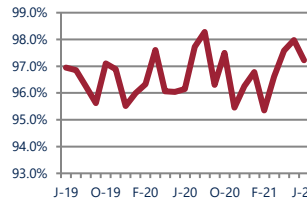
183



Up 22%
Vs. Year Ago

Sold Vs. List Price

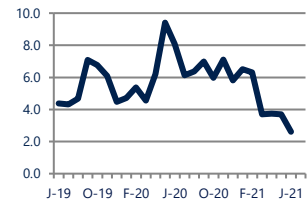
97.2%



Up 1.1%
Vs. Year Ago

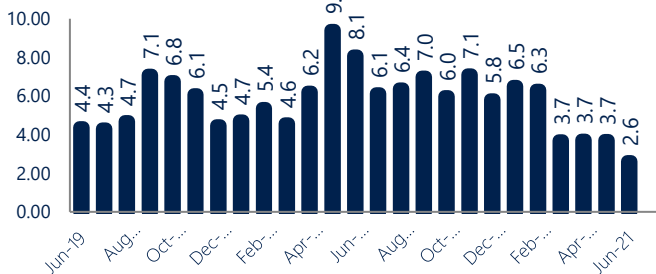
Months of Supply

2.6



Down -68%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

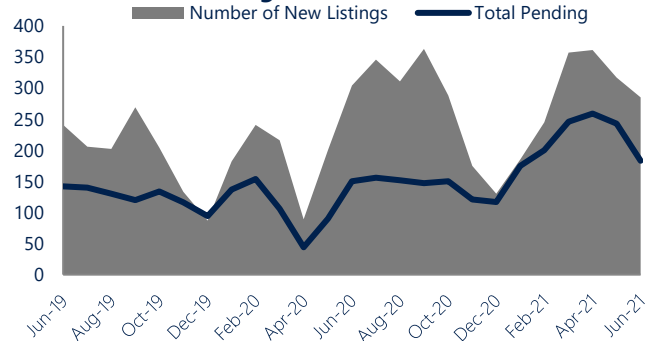
This month there were 285 homes newly listed for sale in City Center, Fairmount, and Callowhill compared to 304 in June 2020, a decrease of 6%. There were 183 current contracts pending sale this June compared to 150 a year ago. The number of current contracts is 22% higher than last June.

Months of Supply

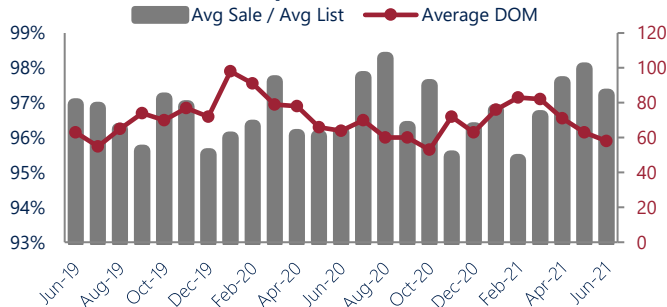
In June, there was 2.6 months of supply available in City Center, Fairmount, and Callowhill, compared to 8.1 in June 2020. That is a decrease of 68% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in City Center, Fairmount, and Callowhill was 97.2% of the average list price, which is 1.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 58, lower than the average last year, which was 64, a decrease of 9%.



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