



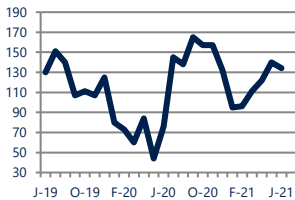
Focus On: Far Northeast Philadelphia Housing Market

June 2021

Zip Code(s): 19116, 19115, 19114 and 19154

Units Sold

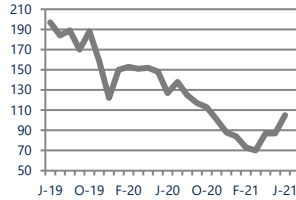
134



Up
Vs. Year Ago

Active Inventory

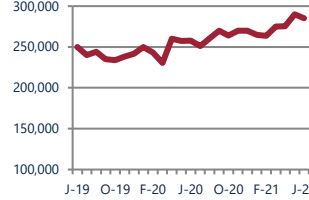
105



Down -17%
Vs. Year Ago

Median Sale Price

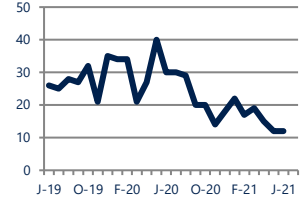
\$285,000



Up 11%
Vs. Year Ago

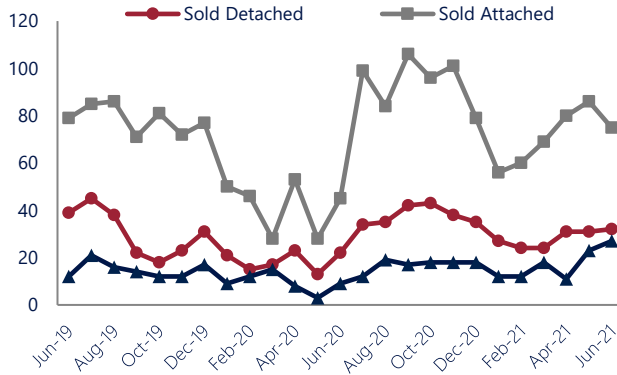
Days On Market

12



Down -60%
Vs. Year Ago

Units Sold*



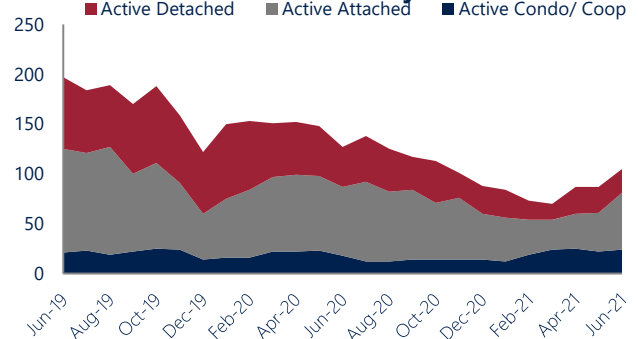
Units Sold

There was a decrease in total units sold in June, with 134 sold this month in Far Northeast Philadelphia. 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 22 units or 17%. The total number of active inventory this June was 105 compared to 127 in June 2020. This month's total of 105 is higher than the previous month's total supply of available inventory of 87, an increase of 21%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Far Northeast Philadelphia Homes was \$257,750. This June, the median sale price was \$285,000, an increase of 11% or \$27,250 compared to last year. The current median sold price is 2% 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.

Far Northeast Philadelphia are defined as properties listed in zip code/s 19116, 19115, 19114 and 19154.

*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.





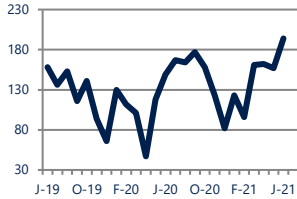
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June 2021

Zip Code(s): 19116, 19115, 19114 and 19154

New Listings

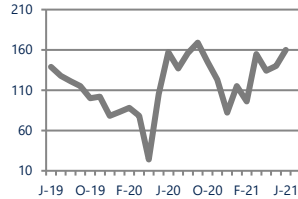
194



Up 30%
Vs. Year Ago

Current Contracts

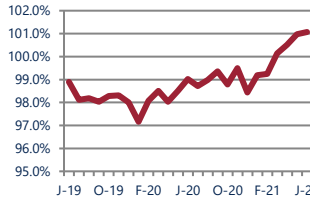
160



Up 2%
Vs. Year Ago

Sold Vs. List Price

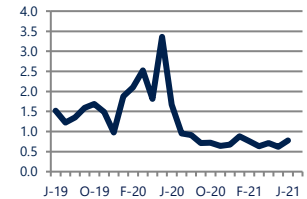
101.1%



Up 2.1%
Vs. Year Ago

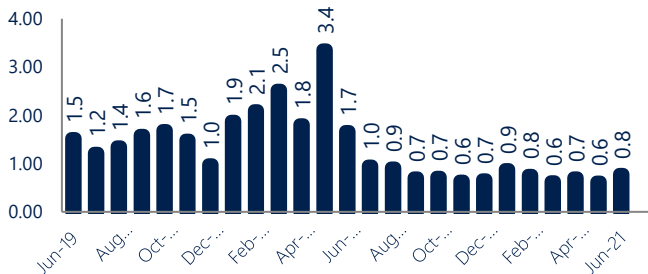
Months of Supply

0.8



Down -53%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

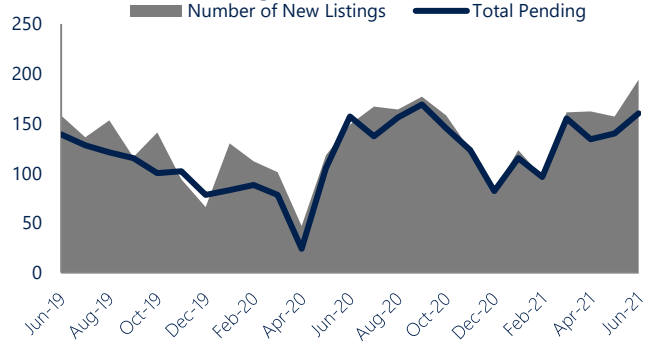
This month there were 194 homes newly listed for sale in Far Northeast Philadelphia compared to 149 in June 2020, an increase of 30%. There were 160 current contracts pending sale this June compared to 157 a year ago. The number of current contracts is 2% higher than last June.

Months of Supply

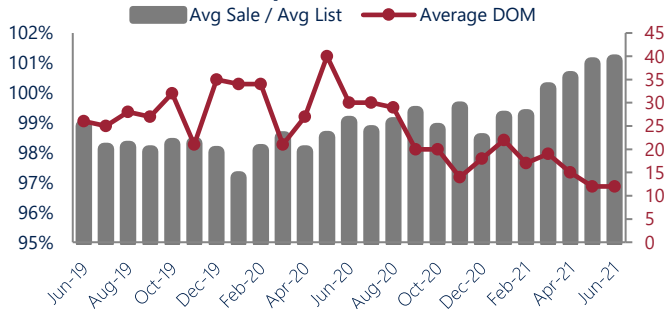
In June, there was 0.8 months of supply available in Far Northeast Philadelphia, compared to 1.7 in June 2020. That is a decrease of 53% versus a year ago.

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 Far Northeast Philadelphia was 101.1% of the average list price, which is 2.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 12, lower than the average last year, which was 30, a decrease of 60%.



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