



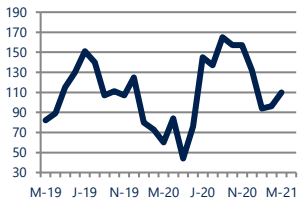
Focus On: Far Northeast Philadelphia Housing Market

March 2021

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

Units Sold

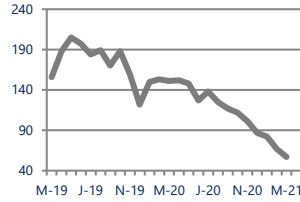
110



Up
Vs. Year Ago

Active Inventory

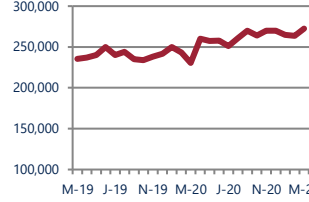
57



Down -62%
Vs. Year Ago

Median Sale Price

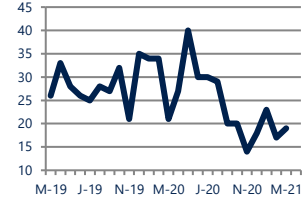
\$272,500



Up 18%
Vs. Year Ago

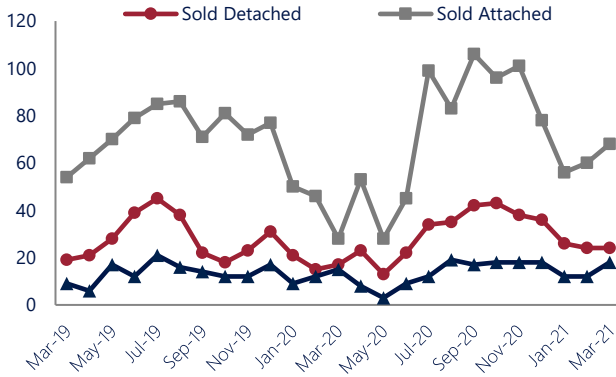
Days On Market

19



Down -10%
Vs. Year Ago

Units Sold*



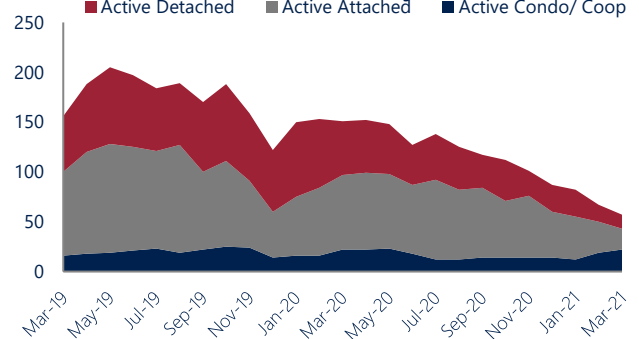
Units Sold

There was an increase in total units sold in March, with 110 sold this month in Far Northeast Philadelphia. This month's total units sold was higher than at this time last year.

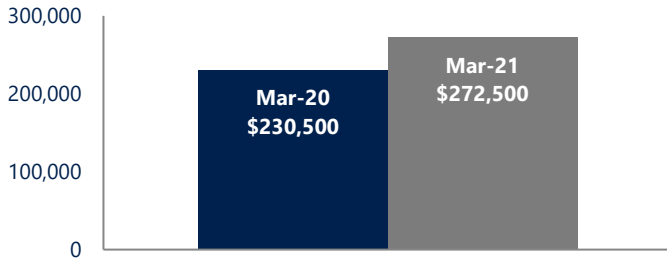
Active Inventory

Versus last year, the total number of homes available this month is lower by 94 units or 62%. The total number of active inventory this March was 57 compared to 151 in March 2020. This month's total of 57 is lower than the previous month's total supply of available inventory of 67, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Far Northeast Philadelphia Homes was \$230,500. This March, the median sale price was \$272,500, an increase of 18% or \$42,000 compared to last year. The current median sold price is 3% 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.

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.





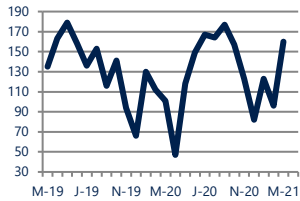
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New Listings

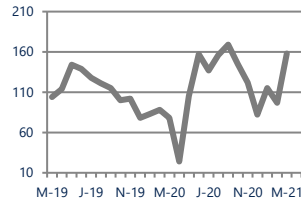
160



Up 58%
Vs. Year Ago

Current Contracts

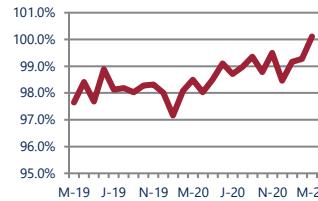
158



Up 103%
Vs. Year Ago

Sold Vs. List Price

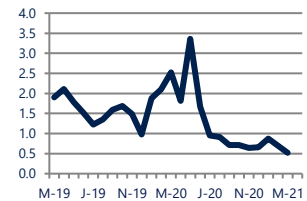
100.1%



Up 1.6%
Vs. Year Ago

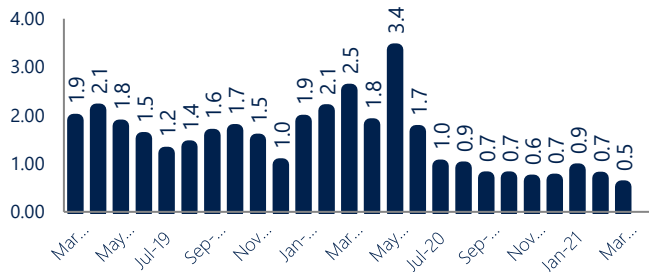
Months of Supply

0.5



Down -79%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

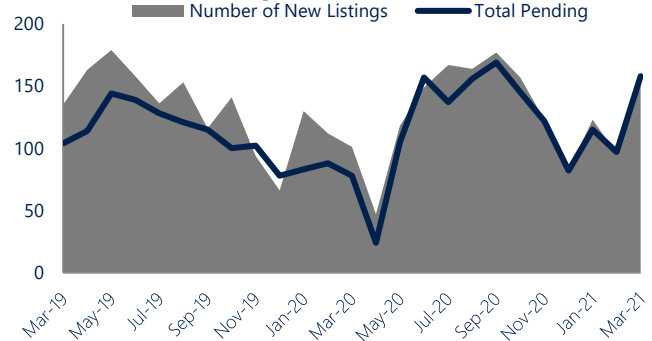
This month there were 160 homes newly listed for sale in Far Northeast Philadelphia compared to 101 in March 2020, an increase of 58%. There were 158 current contracts pending sale this March compared to 78 a year ago. The number of current contracts is 103% higher than last March.

Months of Supply

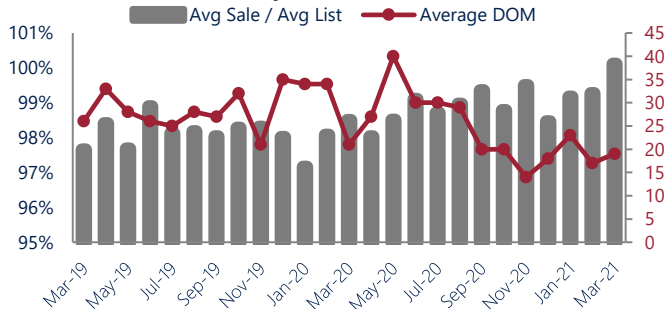
In March, there was 0.5 months of supply available in Far Northeast Philadelphia, compared to 2.5 in March 2020. That is a decrease of 79% versus a year ago.

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 March, the average sale price in Far Northeast Philadelphia was 100.1% of the average list price, which is 1.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 19, lower than the average last year, which was 21, a decrease of 10%.



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