



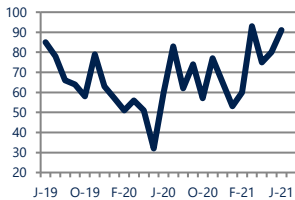
## Focus On: Fishtown Housing Market

June 2021

Zip Code(s): 19125

### Units Sold

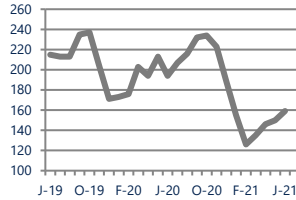
91



Up  
Vs. Year Ago

### Active Inventory

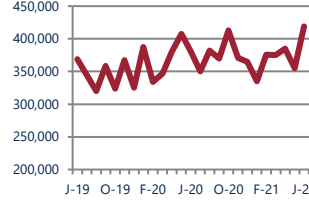
159



Down -18%  
Vs. Year Ago

### Median Sale Price

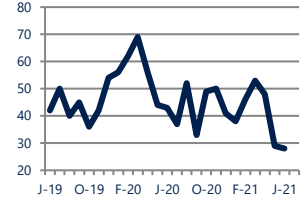
\$419,000



Up 10%  
Vs. Year Ago

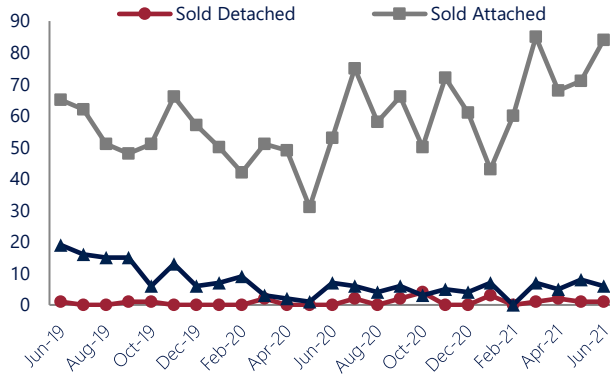
### Days On Market

28



Down -35%  
Vs. Year Ago

### Units Sold\*



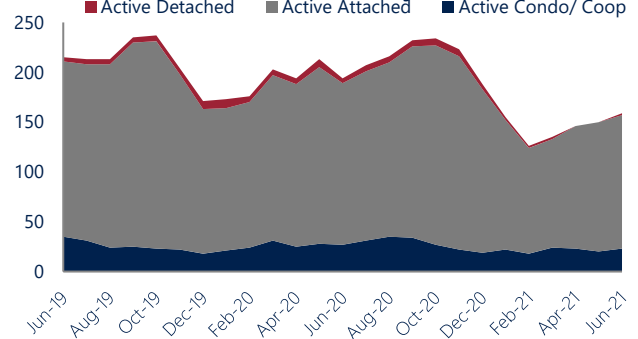
### Units Sold

There was an increase in total units sold in June, with 91 sold this month in Fishtown. 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 35 units or 18%. The total number of active inventory this June was 159 compared to 194 in June 2020. This month's total of 159 is higher than the previous month's total supply of available inventory of 150, an increase of 6%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Fishtown Homes was \$381,250. This June, the median sale price was \$419,000, an increase of 10% or \$37,750 compared to last year. The current median sold price is 18% 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.

Fishtown are defined as properties listed in zip code/s 19125.

\*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.





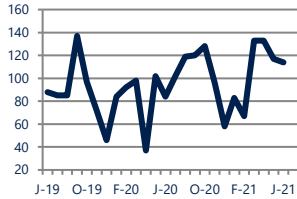
## Focus On: Fishtown Housing Market

June 2021

Zip Code(s): 19125

### New Listings

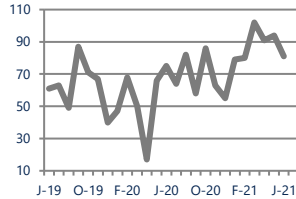
114



Up 36%  
Vs. Year Ago

### Current Contracts

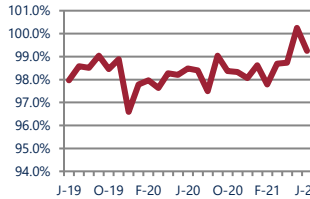
81



Up 8%  
Vs. Year Ago

### Sold Vs. List Price

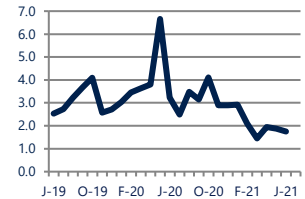
99.3%



Up 0.8%  
Vs. Year Ago

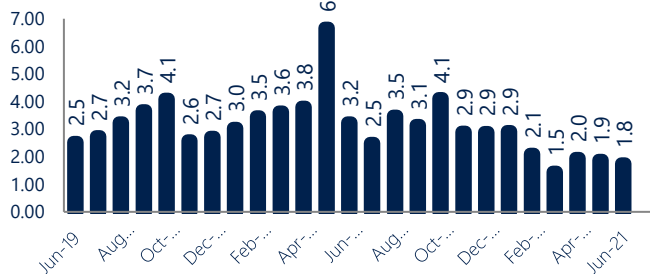
### Months of Supply

1.8



Down -46%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

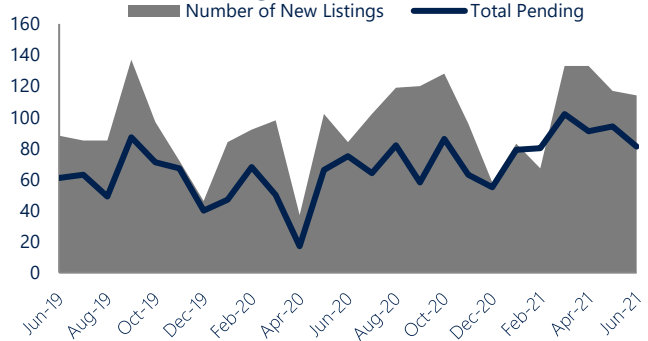
In June, there was 1.7 months of supply available in Fishtown, compared to 3.2 in June 2020. That is a decrease of 46% versus a year ago.

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.

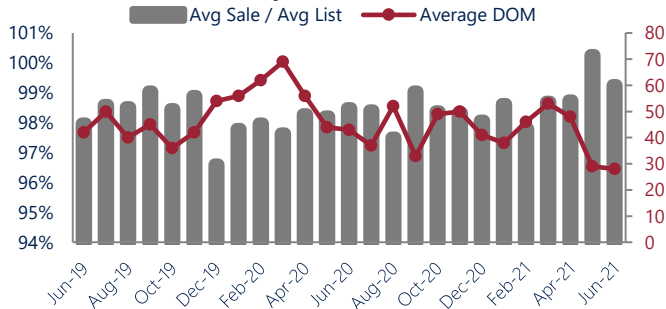
### New Listings & Current Contracts

This month there were 114 homes newly listed for sale in Fishtown compared to 84 in June 2020, an increase of 36%. There were 81 current contracts pending sale this June compared to 75 a year ago. The number of current contracts is 8% 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 Fishtown was 99.3% of the average list price, which is 0.8% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 28, lower than the average last year, which was 43, a decrease of 35%.



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