

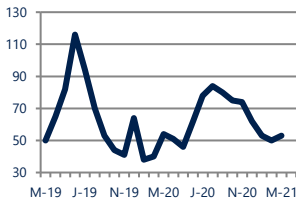


Focus On: Lower Mainline Housing Market

March 2021

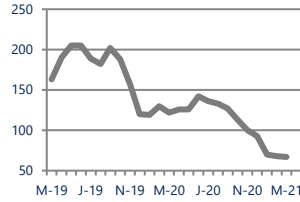
Zip Code(s): 19003, 19096, 19072, 19004 and 19066

Units Sold
53



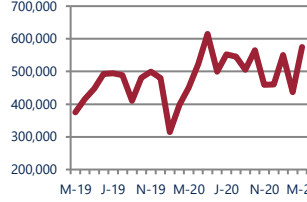
Down -2%
Vs. Year Ago

Active Inventory
67



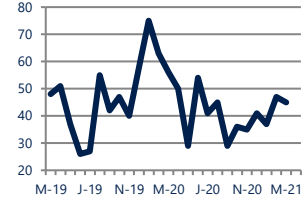
Down -45%
Vs. Year Ago

Median Sale Price
\$575,000



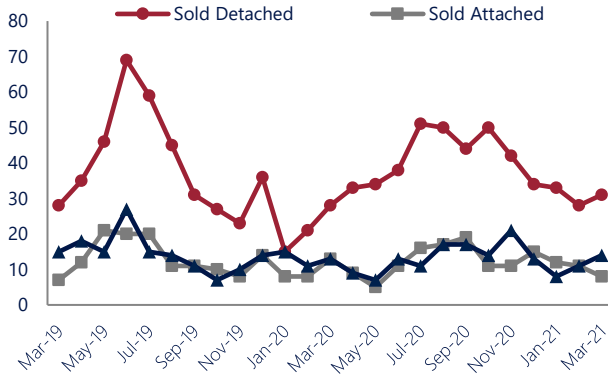
Up 28%
Vs. Year Ago

Days On Market
45



Down -20%
Vs. Year Ago

Units Sold*



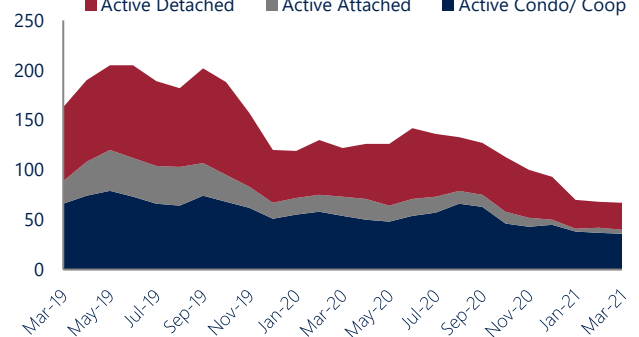
Units Sold

There was an increase in total units sold in March, with 53 sold this month in Lower Mainline versus 50 last month, an increase of 6%. This month's total units sold was lower than at this time last year, a decrease of 2% versus March 2020.

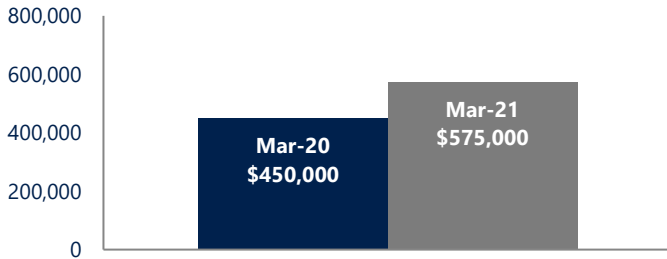
Active Inventory

Versus last year, the total number of homes available this month is lower by 55 units or 45%. The total number of active inventory this March was 67 compared to 122 in March 2020. This month's total of 67 is lower than the previous month's total supply of available inventory of 68, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Lower Mainline Homes was \$450,000. This March, the median sale price was \$575,000, an increase of \$125,000 compared to last year. The current median sold price is 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.

Lower Mainline are defined as properties listed in zip code/s 19003, 19096, 19072, 19004 and 19066.

*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.





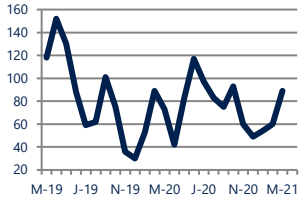
Focus On: Lower Mainline Housing Market

March 2021

Zip Code(s): 19003, 19096, 19072, 19004 and 19066

New Listings

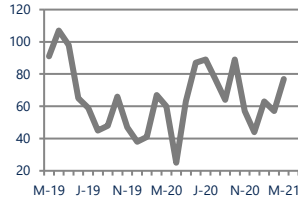
89



Up 22%
Vs. Year Ago

Current Contracts

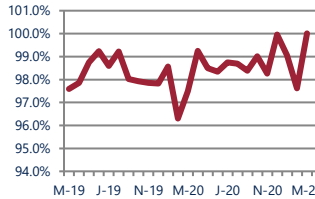
77



Up 28%
Vs. Year Ago

Sold Vs. List Price

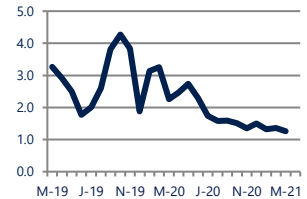
100.0%



Up 2.6%
Vs. Year Ago

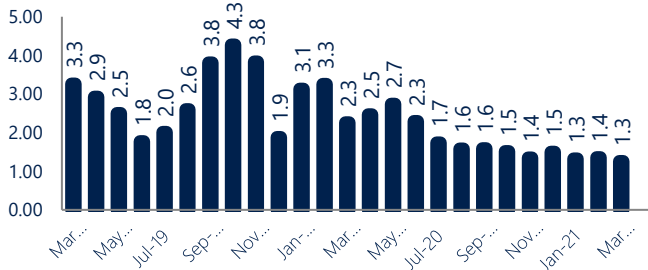
Months of Supply

1.3



Down -44%
Vs. Year Ago

Months Of Supply



Months of Supply

In March, there was 1.3 months of supply available in Lower Mainline, compared to 2.3 in March 2020. That is a decrease of 44% versus a year ago.

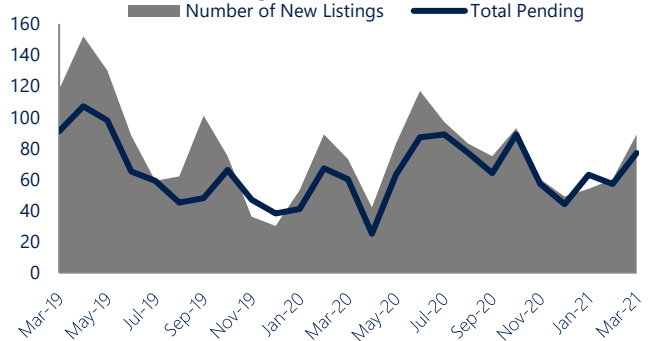
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

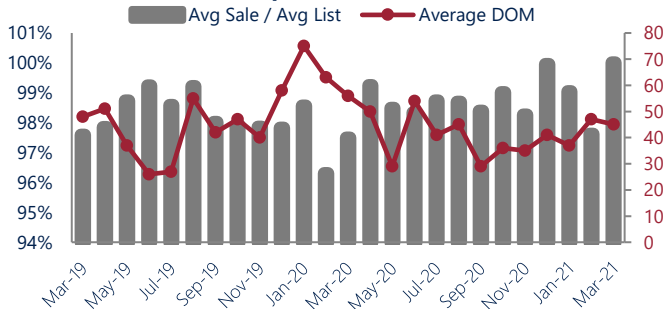
This month there were 89 homes newly listed for sale in Lower Mainline compared to 73 in March 2020, an increase of 22%.

There were 77 current contracts pending sale this March compared to 60 a year ago. The number of current contracts is 28% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Lower Mainline was 100.0% of the average list price, which is 2.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 45, lower than the average last year, which was 56, a decrease of 20%.



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