

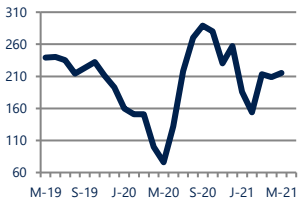


Focus On: Near Northeast Philadelphia Housing Market

May 2021

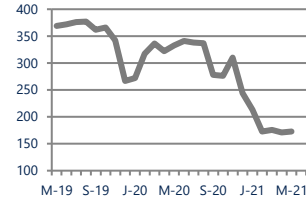
Zip Code(s): 19111, 19136, 19149, 19135 and 19152

Units Sold
215



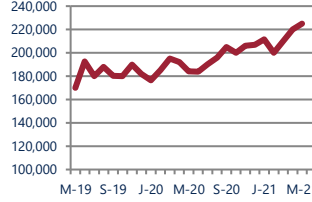
Up
Vs. Year Ago

Active Inventory
173



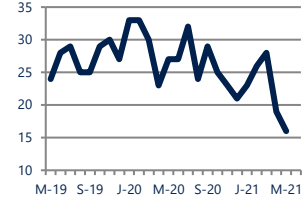
Down -48%
Vs. Year Ago

Median Sale Price
\$225,000



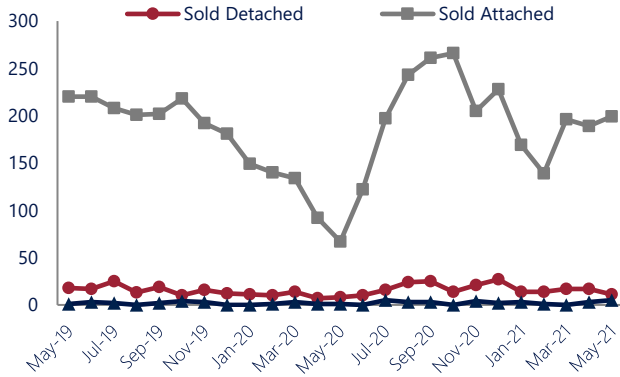
Up 22%
Vs. Year Ago

Days On Market
16



Down -41%
Vs. Year Ago

Units Sold*



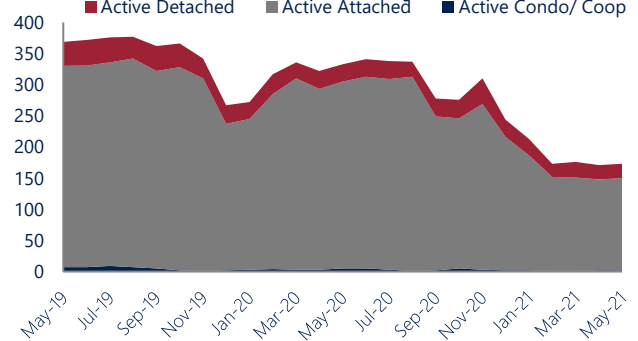
Units Sold

There was an increase in total units sold in May, with 215 sold this month in Near Northeast Philadelphia. This month's total units sold was higher than at this time last year.

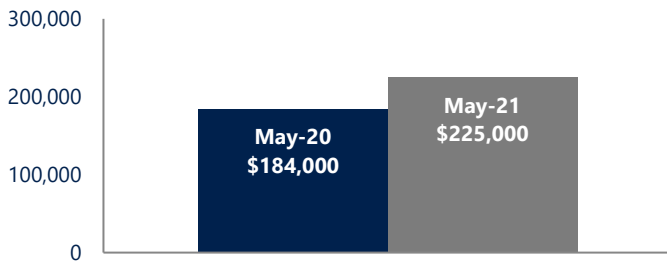
Active Inventory

Versus last year, the total number of homes available this month is lower by 160 units or 48%. The total number of active inventory this May was 173 compared to 333 in May 2020. This month's total of 173 is higher than the previous month's total supply of available inventory of 171, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Near Northeast Philadelphia Homes was \$184,000. This May, the median sale price was \$225,000, an increase of 22% or \$41,000 compared to last year. The current median sold price is 2% higher than in April.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Near Northeast Philadelphia are defined as properties listed in zip code/s 19111, 19136, 19149, 19135 and 19152.

*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.





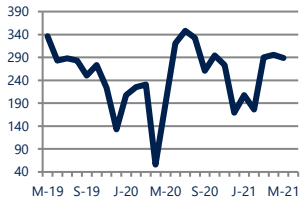
Focus On: Near Northeast Philadelphia Housing Market

May 2021

Zip Code(s): 19111, 19136, 19149, 19135 and 19152

New Listings

289



Up 54%
Vs. Year Ago

Current Contracts

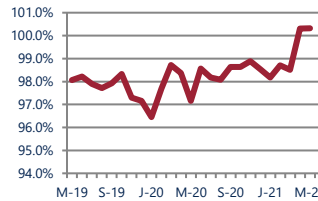
243



Up 63%
Vs. Year Ago

Sold Vs. List Price

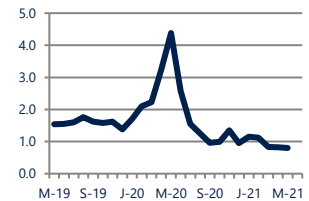
100.3%



Up 3.3%
Vs. Year Ago

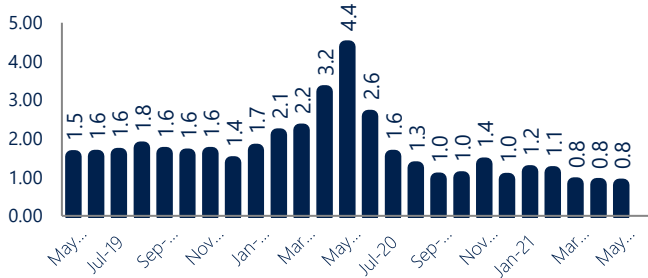
Months of Supply

0.8



Down -82%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

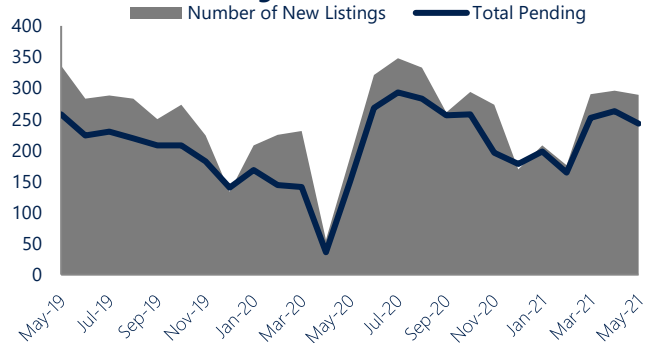
This month there were 289 homes newly listed for sale in Near Northeast Philadelphia compared to 188 in May 2020, an increase of 54%. There were 243 current contracts pending sale this May compared to 149 a year ago. The number of current contracts is 63% higher than last May.

Months of Supply

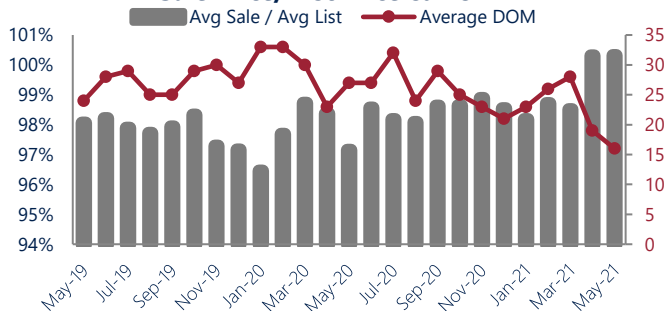
In May, there was 0.8 months of supply available in Near Northeast Philadelphia, compared to 4.4 in May 2020. That is a decrease of 82% versus a year ago.

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 May, the average sale price in Near Northeast Philadelphia was 100.3% of the average list price, which is 3.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 16, lower than the average last year, which was 27, a decrease of 41%.



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