

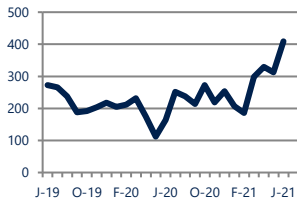


Focus On: North Philadelphia and City Center Housing Market

June 2021

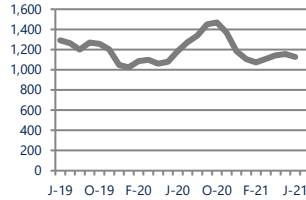
Zip Code(s): 19121, 19122, 19123, 19130, 19132, 19133, 19102, 19103, 19106 and 19107

Units Sold 409



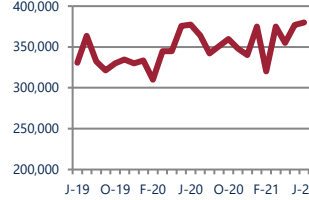
Up
Vs. Year Ago

Active Inventory 1,127



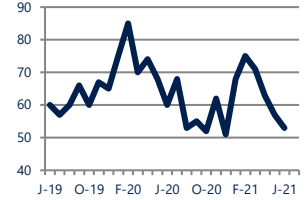
Down -5%
Vs. Year Ago

Median Sale Price \$380,000



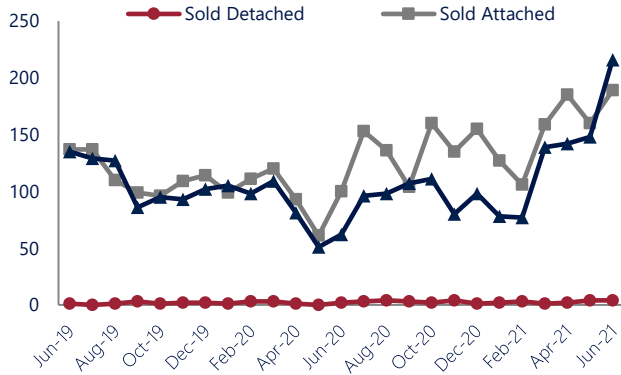
Up 1%
Vs. Year Ago

Days On Market 53



Down -12%
Vs. Year Ago

Units Sold*



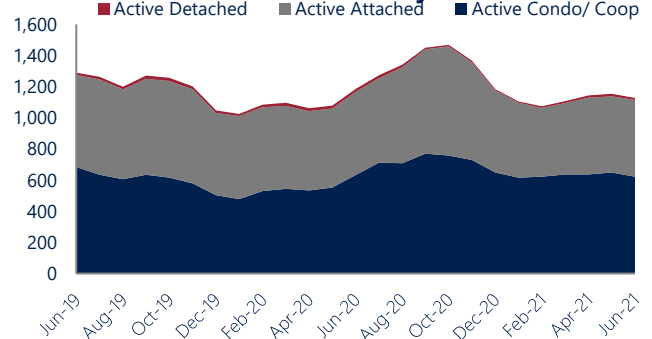
Units Sold

There was an increase in total units sold in June, with 409 sold this month in North Philadelphia and City Center. This month's total units sold was higher than at this time last year.

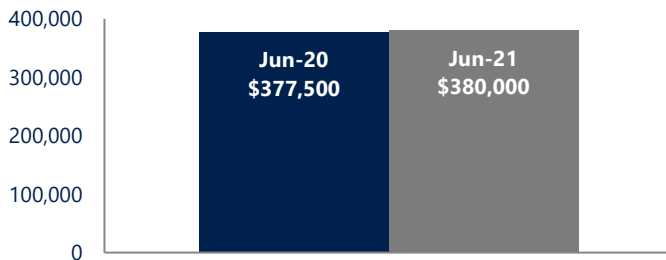
Active Inventory

Versus last year, the total number of homes available this month is lower by 58 units or 5%. The total number of active inventory this June was 1,127 compared to 1,185 in June 2020. This month's total of 1,127 is lower than the previous month's total supply of available inventory of 1,154, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for North Philadelphia and City Center Homes was \$377,500. This June, the median sale price was \$380,000, an increase of 1% or \$2,500 compared to last year. The current median sold price is 1% 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.

North Philadelphia and City Center are defined as properties listed in zip code/s 19121, 19122, 19123, 19130, 19132, 19133, 19102, 19103, 19106 and 19107.

*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.





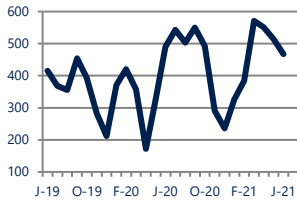
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June 2021

Zip Code(s): 19121, 19122, 19123, 19130, 19132, 19133, 19102, 19103, 19106 and 19107

New Listings

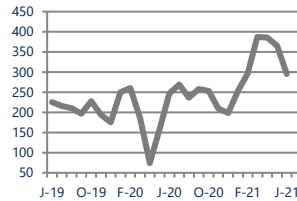
467



Down -5%
Vs. Year Ago

Current Contracts

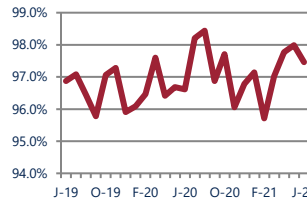
295



Up 19%
Vs. Year Ago

Sold Vs. List Price

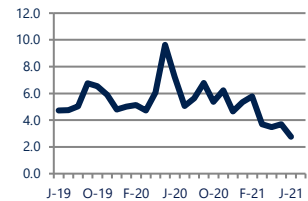
97.5%



Up 0.9%
Vs. Year Ago

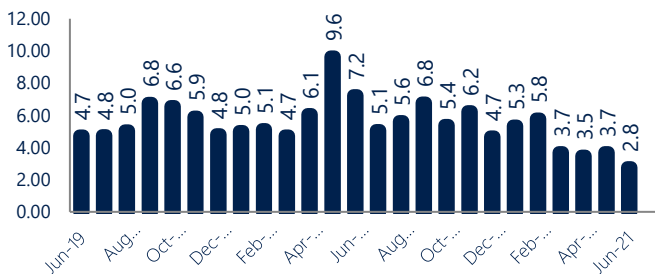
Months of Supply

2.8



Down -62%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

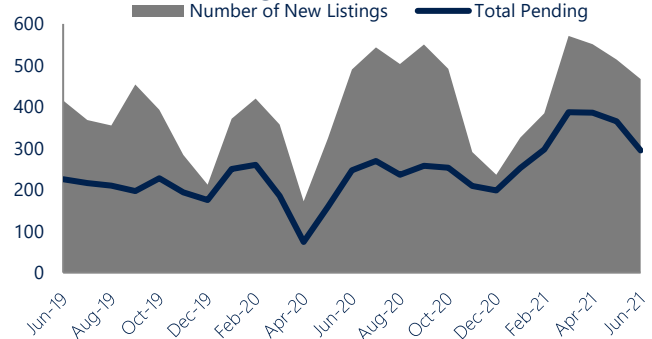
This month there were 467 homes newly listed for sale in North Philadelphia and City Center compared to 490 in June 2020, a decrease of 5%. There were 295 current contracts pending sale this June compared to 247 a year ago. The number of current contracts is 19% higher than last June.

Months of Supply

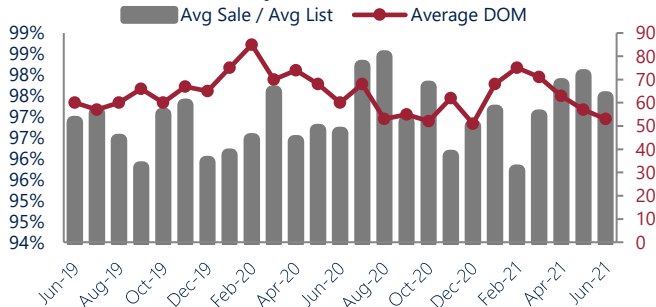
In June, there was 2.8 months of supply available in North Philadelphia and City Center, compared to 7.2 in June 2020. That is a decrease of 62% versus a year ago.

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 North Philadelphia and City Center was 97.5% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 53, lower than the average last year, which was 60, a decrease of 12%.



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