

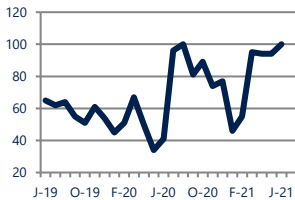


Focus On: South Philadelphia East Housing Market

June 2021

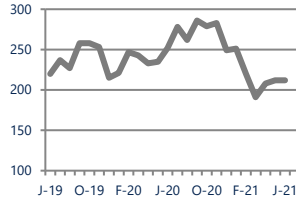
Zip Code(s): 19148

Units Sold 100



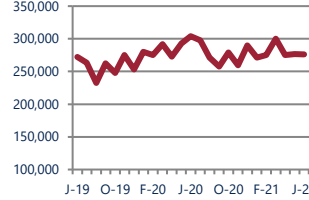
Up
Vs. Year Ago

Active Inventory 212



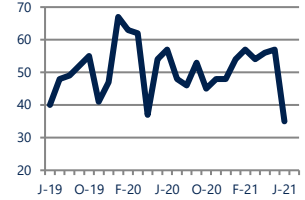
Down -16%
Vs. Year Ago

Median Sale Price \$276,250



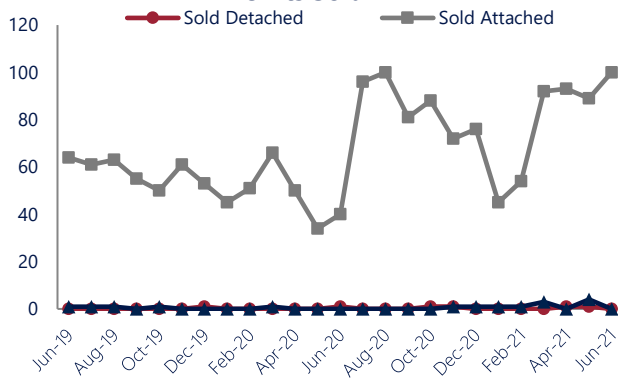
Down -9%
Vs. Year Ago

Days On Market 35



Down -39%
Vs. Year Ago

Units Sold*



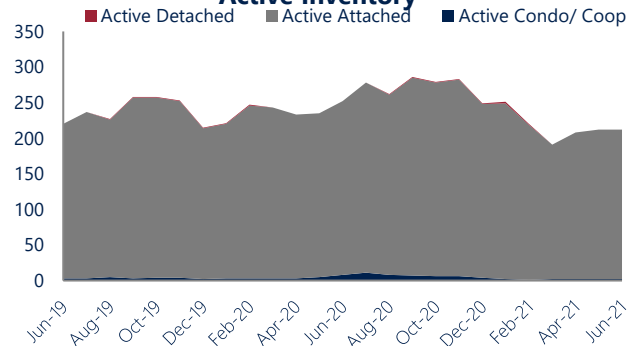
Units Sold

There was an increase in total units sold in June, with 100 sold this month in South Philadelphia East. 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 40 units or 16%. The total number of active inventory this June was 212 compared to 252 in June 2020. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for South Philadelphia East Homes was \$304,000. This June, the median sale price was \$276,250, a decrease of 9% or \$27,750 compared to last year. The current median sold price is approximately the same as the median price in May.

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

South Philadelphia East are defined as properties listed in zip code/s 19148.

*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.





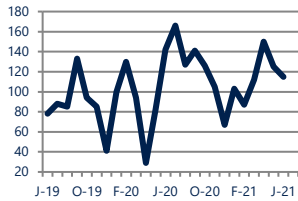
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June 2021

Zip Code(s): 19148

New Listings

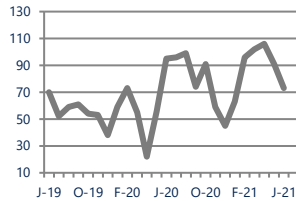
115



Down -19%
Vs. Year Ago

Current Contracts

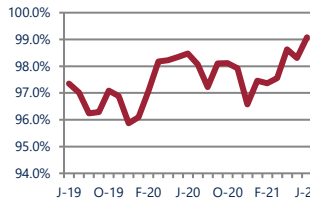
73



Down -23%
Vs. Year Ago

Sold Vs. List Price

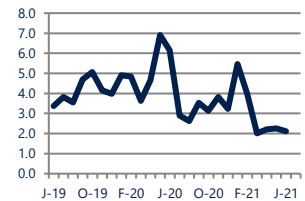
99.1%



Up 0.6%
Vs. Year Ago

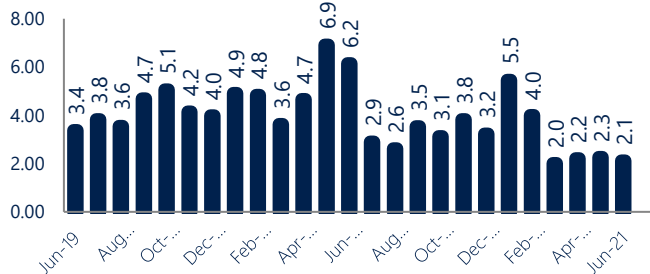
Months of Supply

2.1



Down -66%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

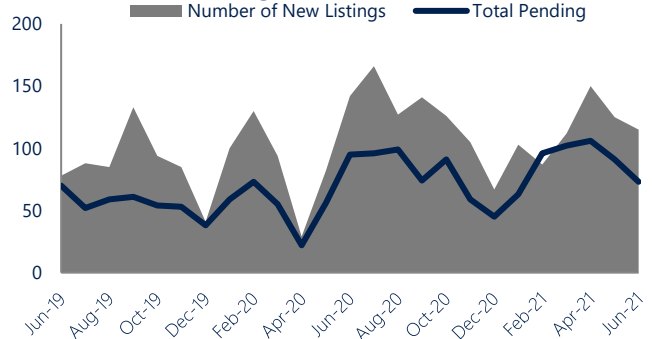
This month there were 115 homes newly listed for sale in South Philadelphia East compared to 142 in June 2020, a decrease of 19%. There were 73 current contracts pending sale this June compared to 95 a year ago. The number of current contracts is 23% lower than last June.

Months of Supply

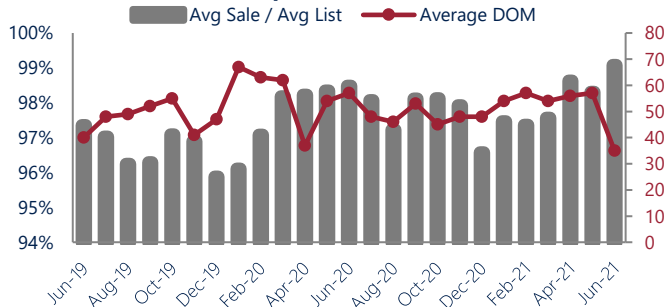
In June, there was 2.1 months of supply available in South Philadelphia East, compared to 6.1 in June 2020. That is a decrease of 66% versus a year ago.

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 South Philadelphia East was 99.1% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 35, lower than the average last year, which was 57, a decrease of 39%.

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