



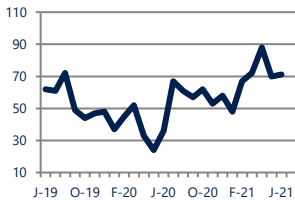
Focus On: South Philadelphia West Housing Market

June 2021

Zip Code(s): 19145

Units Sold

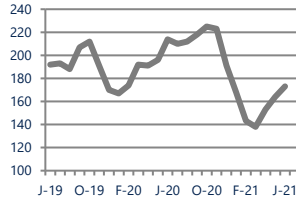
71



Up
Vs. Year Ago

Active Inventory

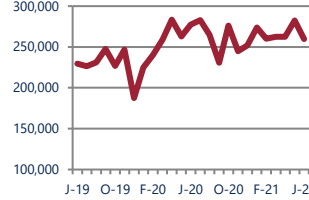
173



Down -19%
Vs. Year Ago

Median Sale Price

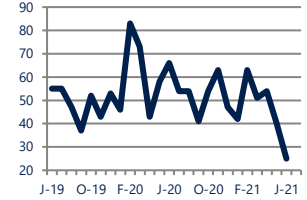
\$259,900



Down -6%
Vs. Year Ago

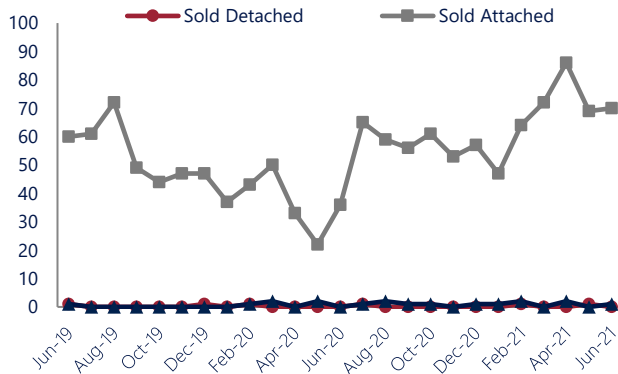
Days On Market

25



Down -62%
Vs. Year Ago

Units Sold*



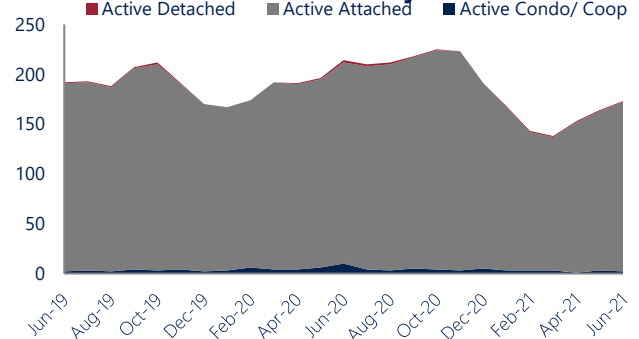
Units Sold

There was an increase in total units sold in June, with 71 sold this month in South Philadelphia West. This month's total units sold was higher than at this time last year.

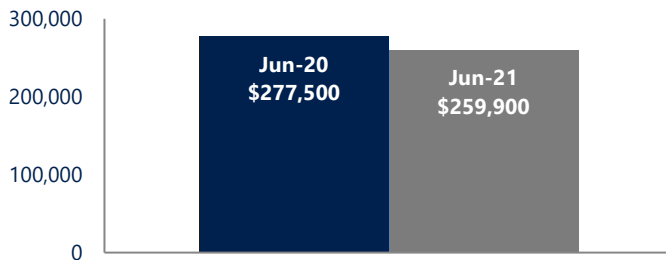
Active Inventory

Versus last year, the total number of homes available this month is lower by 41 units or 19%. The total number of active inventory this June was 173 compared to 214 in June 2020. This month's total of 173 is higher than the previous month's total supply of available inventory of 164, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for South Philadelphia West Homes was \$277,500. This June, the median sale price was \$259,900, a decrease of 6% or \$17,600 compared to last year. The current median sold price is 8% lower 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.

South Philadelphia West are defined as properties listed in zip code/s 19145.

*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.





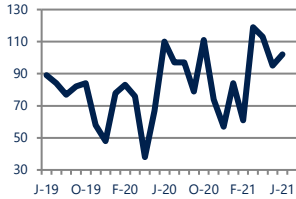
Focus On: South Philadelphia West Housing Market

June 2021

Zip Code(s): 19145

New Listings

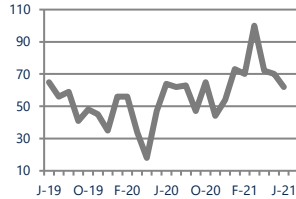
102



Down -7%
Vs. Year Ago

Current Contracts

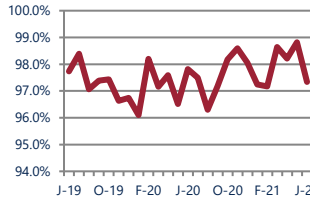
62



Down -3%
Vs. Year Ago

Sold Vs. List Price

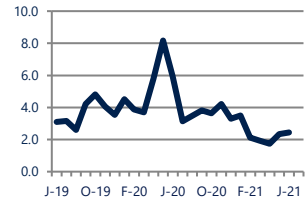
97.3%



No Change
Vs. Year Ago

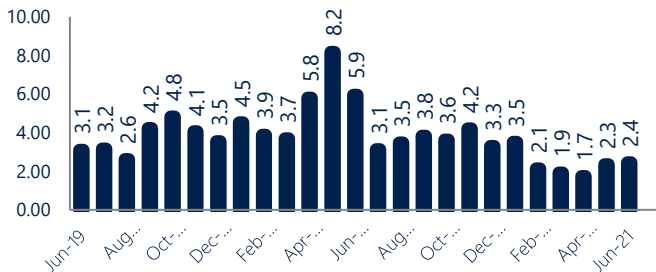
Months of Supply

2.4



Down -59%
Vs. Year Ago

Months Of Supply



Months of Supply

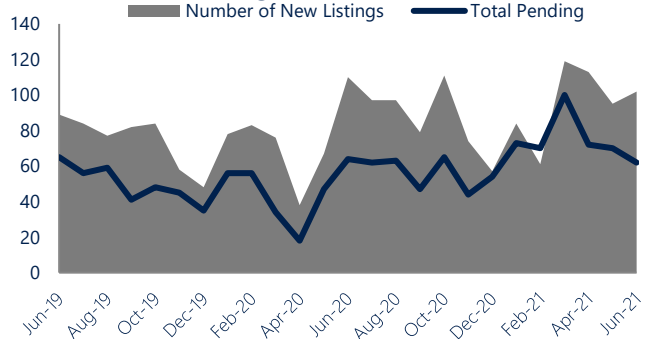
In June, there was 2.4 months of supply available in South Philadelphia West, compared to 5.9 in June 2020. That is a decrease of 59% versus a year ago.

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.

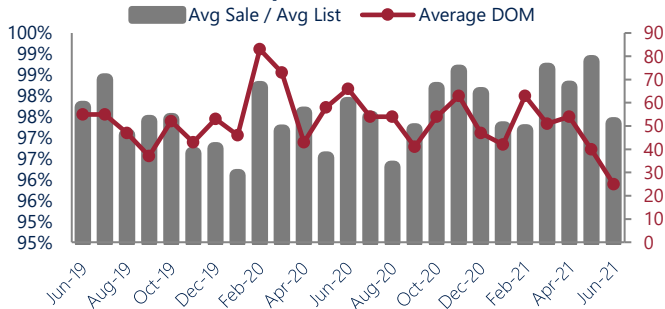
New Listings & Current Contracts

This month there were 102 homes newly listed for sale in South Philadelphia West compared to 110 in June 2020, a decrease of 7%. There were 62 current contracts pending sale this June compared to 64 a year ago. The number of current contracts is 3% lower 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 South Philadelphia West was 97.3% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 25, lower than the average last year, which was 66, a decrease of 62%.



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