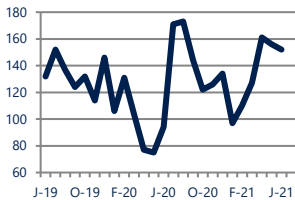




Zip Code(s): 19151, 19131, 19139, 19104 and 19143

**Units Sold**

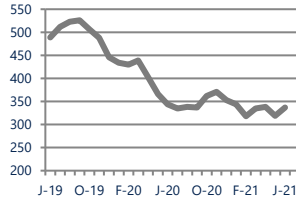
152



**Up**  
Vs. Year Ago

**Active Inventory**

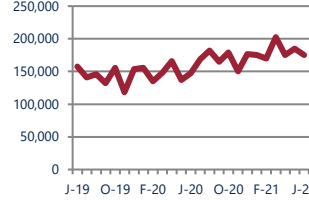
337



**Down -2%**  
Vs. Year Ago

**Median Sale Price**

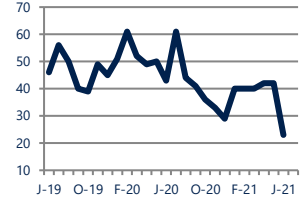
\$175,000



**Up 19%**  
Vs. Year Ago

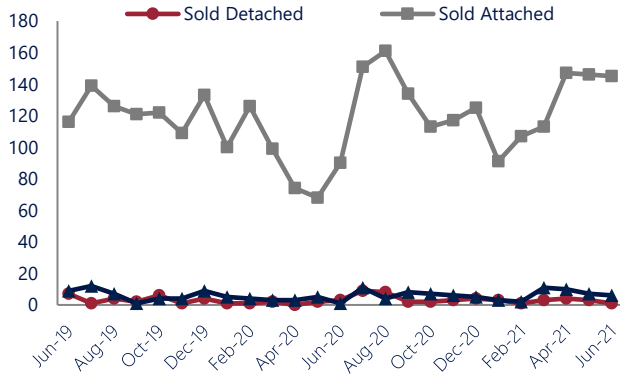
**Days On Market**

23



**Down -47%**  
Vs. Year Ago

**Units Sold\***

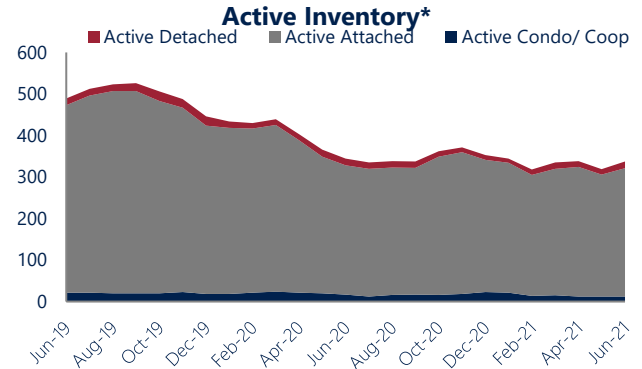


**Units Sold**

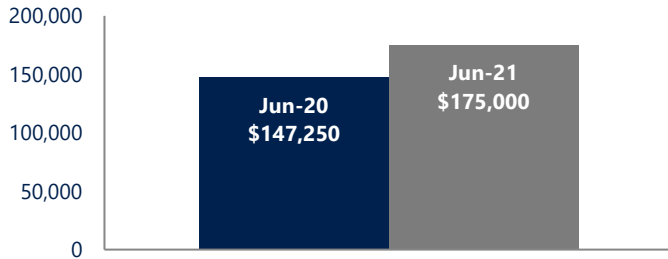
There was a decrease in total units sold in June, with 152 sold this month in University City, West Philadelphia, and Overbrook Park. This month's total units sold was higher than at this time last year.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 7 units or 2%. The total number of active inventory this June was 337 compared to 344 in June 2020. This month's total of 337 is higher than the previous month's total supply of available inventory of 319, an increase of 6%.



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for University City, West Philadelphia, and Overbrook Park Homes was \$147,250. This June, the median sale price was \$175,000, an increase of 19% or \$27,750 compared to last year. The current median sold price is 5% 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.



University City, West Philadelphia, and Overbrook Park are defined as properties listed in zip code/s 19151, 19131, 19139, 19104 and 19143.

\*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.

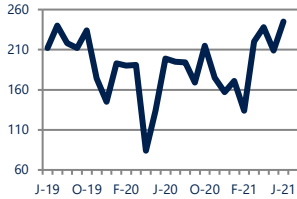




Zip Code(s): 19151, 19131, 19139, 19104 and 19143

### New Listings

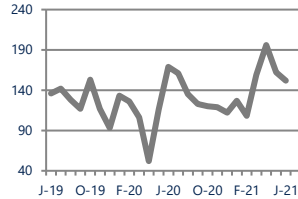
245



**Up 23%**  
Vs. Year Ago

### Current Contracts

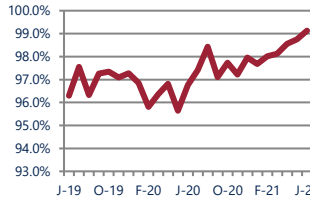
152



**Down -10%**  
Vs. Year Ago

### Sold Vs. List Price

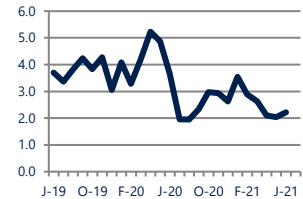
99.1%



**Up 2.4%**  
Vs. Year Ago

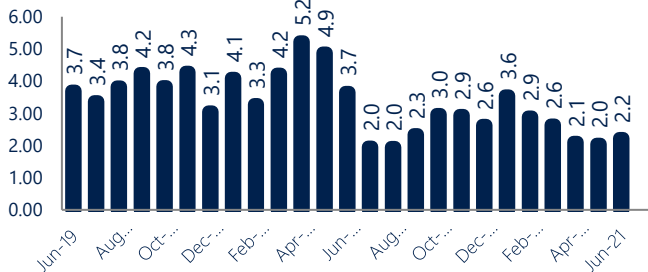
### Months of Supply

2.2



**Down -39%**  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

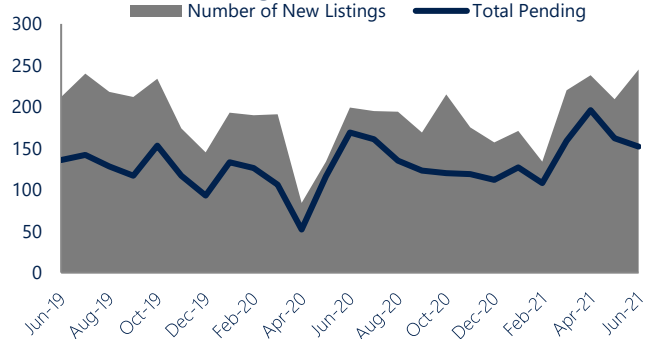
This month there were 245 homes newly listed for sale in University City, West Philadelphia, and Overbrook Park compared to 199 in June 2020, an increase of 23%. There were 152 current contracts pending sale this June compared to 169 a year ago. The number of current contracts is 10% lower than last June.

### Months of Supply

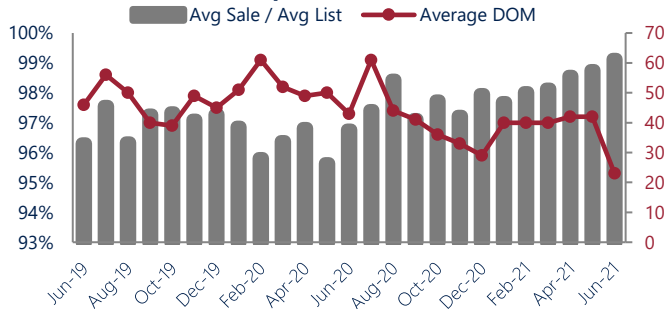
In June, there was 2.2 months of supply available in University City, West Philadelphia, and Overbrook Park, compared to 3.7 in June 2020. That is a decrease of 39% versus a year ago.

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 University City, West Philadelphia, and Overbrook Park was 99.1% of the average list price, which is 2.4% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 23, lower than the average last year, which was 43, a decrease of 47%.



University City, West Philadelphia, and Overbrook Park are defined as properties listed in zip code/s 19151, 19131, 19139, 19104 and 19143.

\*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.

