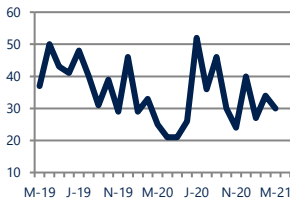




Zip Code(s): 19104 and 19139

Units Sold

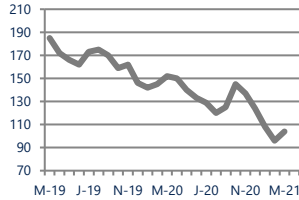
30



Up 20%
Vs. Year Ago

Active Inventory

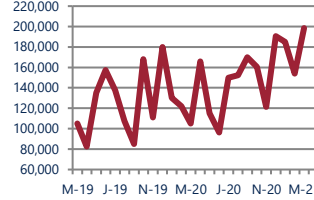
104



Down -32%
Vs. Year Ago

Median Sale Price

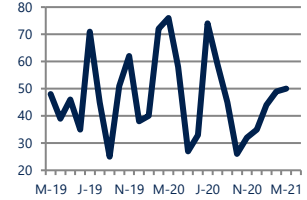
\$198,500



Up
Vs. Year Ago

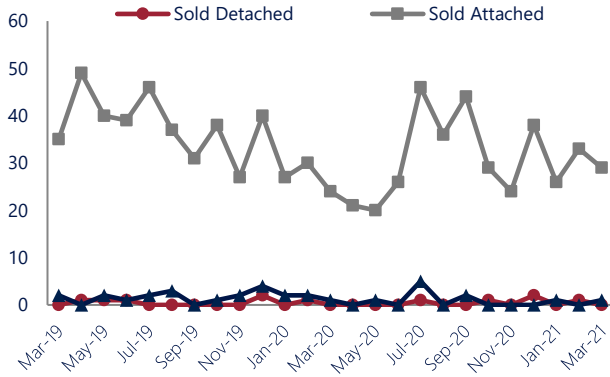
Days On Market

50



Down -34%
Vs. Year Ago

Units Sold*



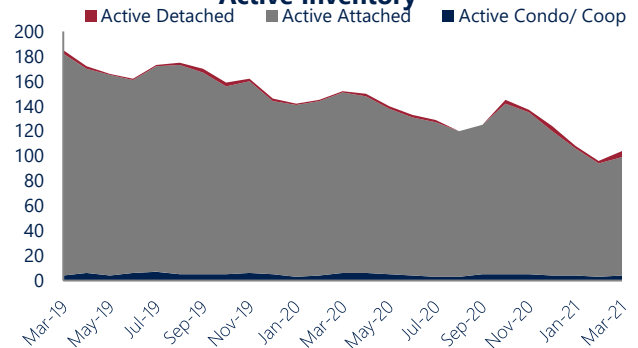
Units Sold

There was a decrease in total units sold in March, with 30 sold this month in West Philadelphia and University City versus 34 last month, a decrease of 12%. This month's total units sold was higher than at this time last year, an increase of 20% versus March 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 48 units or 32%. The total number of active inventory this March was 104 compared to 152 in March 2020. This month's total of 104 is higher than the previous month's total supply of available inventory of 96, an increase of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last March, the median sale price for West Philadelphia and University City Homes was \$105,000. This March, the median sale price was \$198,500, an increase of \$93,500 compared to last year. The current median sold price is higher than in February. Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

West Philadelphia and University City are defined as properties listed in zip code/s 19104 and 19139.

*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.

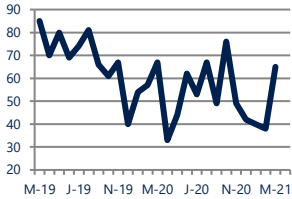




Zip Code(s): 19104 and 19139

New Listings

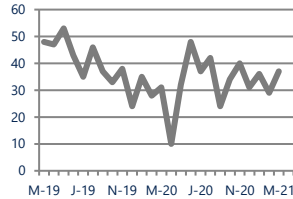
65



Down -3%
Vs. Year Ago

Current Contracts

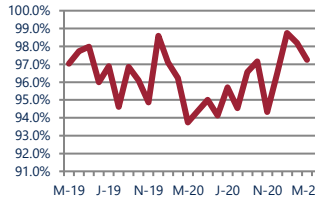
37



Up 19%
Vs. Year Ago

Sold Vs. List Price

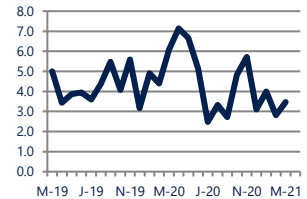
97.3%



Up 3.7%
Vs. Year Ago

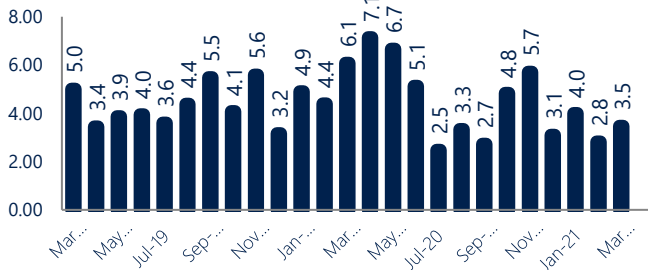
Months of Supply

3.5



Down -43%
Vs. Year Ago

Months Of Supply



Months of Supply

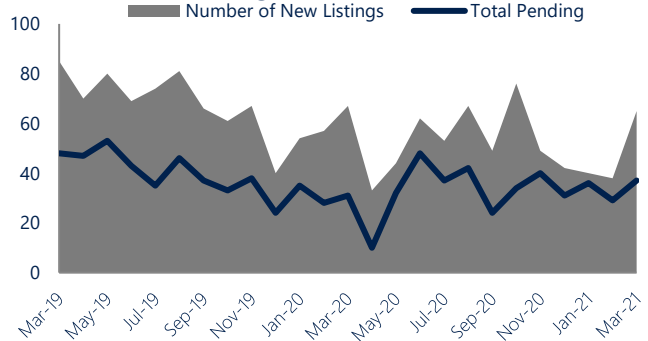
In March, there was 3.5 months of supply available in West Philadelphia and University City, compared to 6.1 in March 2020. That is a decrease of 43% versus a year ago.

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.

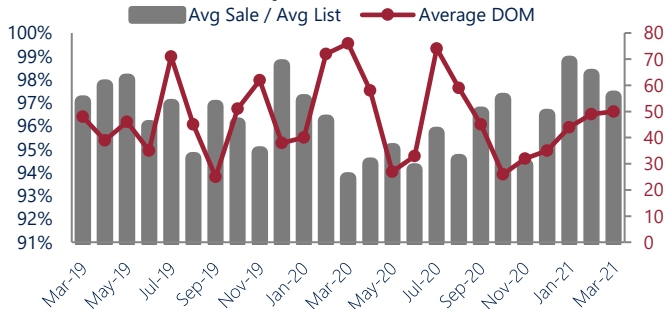
New Listings & Current Contracts

This month there were 65 homes newly listed for sale in West Philadelphia and University City compared to 67 in March 2020, a decrease of 3%. There were 37 current contracts pending sale this March compared to 31 a year ago. The number of current contracts is 19% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in West Philadelphia and University City was 97.3% of the average list price, which is 3.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 50, lower than the average last year, which was 76, a decrease of 34%.



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