

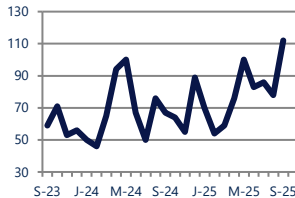
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: ALLEGHENY WEST, STRAWBERRY MANSION, AND HARTRANFT HOUSING MARKET

SEPTEMBER 2025

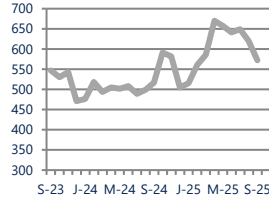
Zip Code(s): 19132, 19121, 19122 and 19133

Units Sold
112



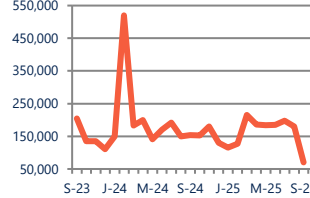
Up
Vs. Year Ago

Active Inventory
572



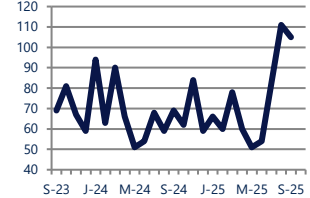
Up 11%
Vs. Year Ago

Median Sale Price
\$70,200



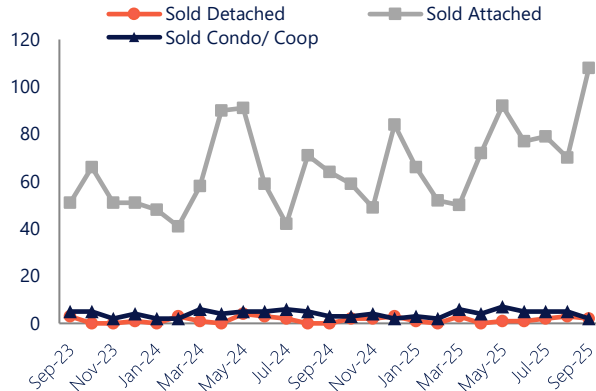
Down
Vs. Year Ago

Days On Market
105



Up
Vs. Year Ago

Units Sold*



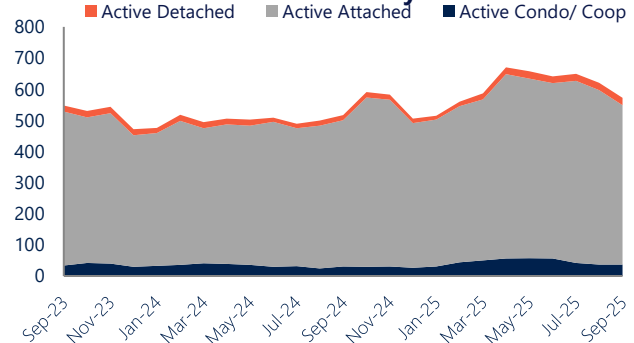
Units Sold

There was an increase in total units sold in September, with 112 sold this month in Allegheny West, Strawberry Mansion, and Hartranft. This month's total units sold was higher than at this time last year.

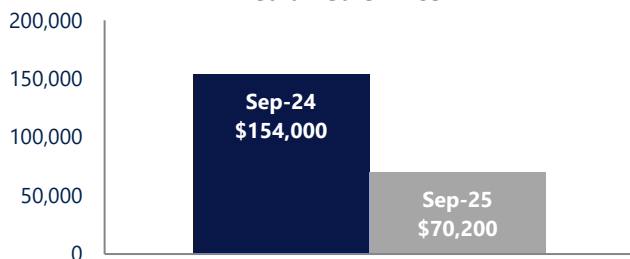
Active Inventory

Versus last year, the total number of homes available this month is higher by 55 units or 11%. The total number of active inventory this September was 572 compared to 517 in September 2024. This month's total of 572 is lower than the previous month's total supply of available inventory of 620, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Allegheny West, Strawberry Mansion, and Hartranft Homes was \$154,000. This September, the median sale price was \$70,200, a decrease of \$83,800 compared to last year. The current median sold price is lower than in August.

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

Allegheny West, Strawberry Mansion, and Hartranft are defined as properties listed in zip code/s 19132, 19121, 19122 and 19133.

*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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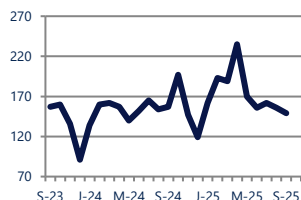
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SEPTEMBER 2025

Zip Code(s): 19132, 19121, 19122 and 19133

New Listings

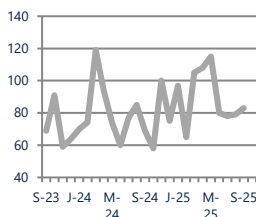
149



Down -5%
Vs. Year Ago

Current Contracts

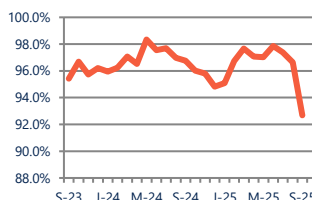
83



Up 20%
Vs. Year Ago

Sold Vs. List Price

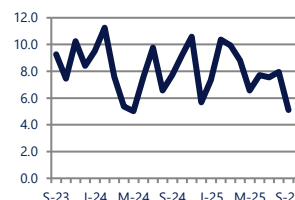
92.7%



Down -4.2%
Vs. Year Ago

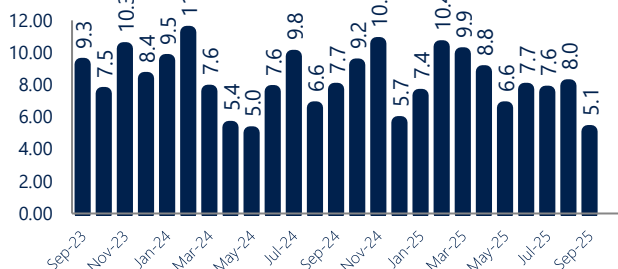
Months of Supply

5.1



Down -34%
Vs. Year Ago

Months Of Supply



Months of Supply

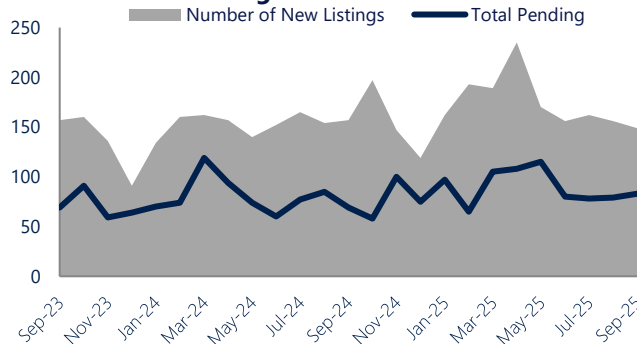
In September, there was 5.1 months of supply available in Allegheny West, Strawberry Mansion, and Hartranft, compared to 7.7 in September 2024. That is a decrease of 34% versus a year ago.

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.

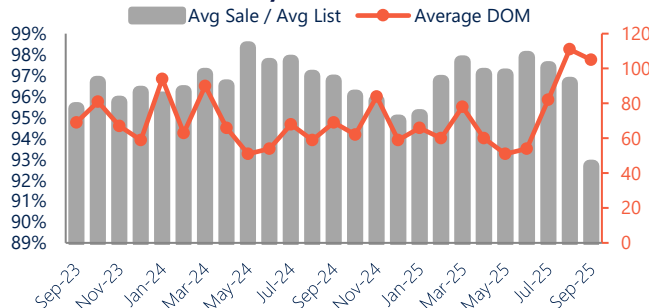
New Listings & Current Contracts

This month there were 149 homes newly listed for sale in Allegheny West, Strawberry Mansion, and Hartranft compared to 157 in September 2024, a decrease of 5%. There were 83 current contracts pending sale this September compared to 69 a year ago. The number of current contracts is 20% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Allegheny West, Strawberry Mansion, and Hartranft was 92.7% of the average list price, which is 4.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 105, higher than the average last year, which was 69.

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