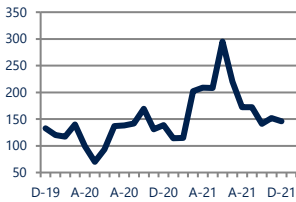




Zip Code(s): 19103, 19102, 19106, 19107, 19130 and 19123

Units Sold

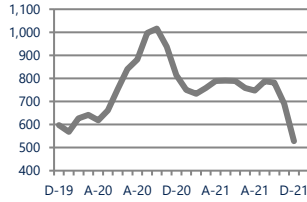
146



Up 5%
Vs. Year Ago

Active Inventory

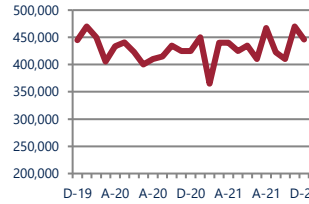
528



Down -35%
Vs. Year Ago

Median Sale Price

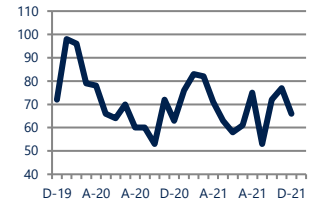
\$446,000



Up 5%
Vs. Year Ago

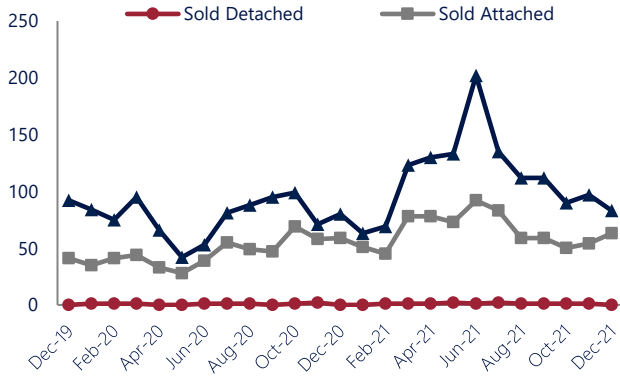
Days On Market

66



Up 5%
Vs. Year Ago

Units Sold*



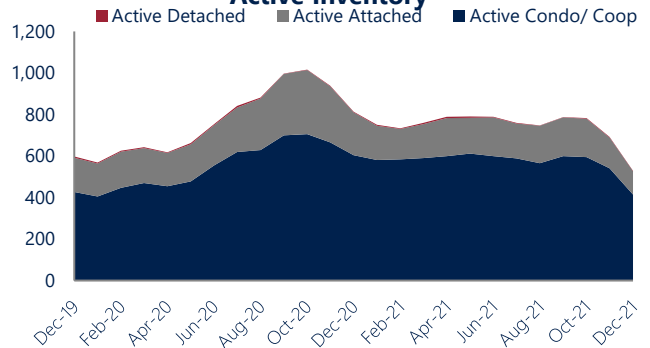
Units Sold

There was a decrease in total units sold in December, with 146 sold this month in City Center, Fairmount, and Callowhill versus 152 last month, a decrease of 4%. This month's total units sold was higher than at this time last year, an increase of 5% versus December 2020.

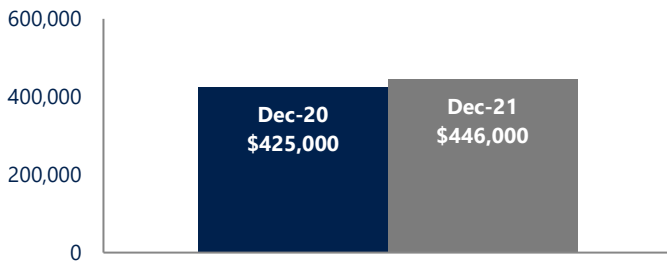
Active Inventory

Versus last year, the total number of homes available this month is lower by 286 units or 35%. The total number of active inventory this December was 528 compared to 814 in December 2020. This month's total of 528 is lower than the previous month's total supply of available inventory of 691, a decrease of 24%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for City Center, Fairmount, and Callowhill Homes was \$425,000. This December, the median sale price was \$446,000, an increase of 5% or \$21,000 compared to last year. The current median sold price is 5% lower than in November.

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

City Center, Fairmount, and Callowhill are defined as properties listed in zip code/s 19103, 19102, 19106, 19107, 19130 and 19123.

*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.

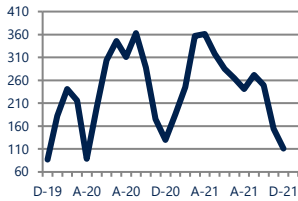




Zip Code(s): 19103, 19102, 19106, 19107, 19130 and 19123

New Listings

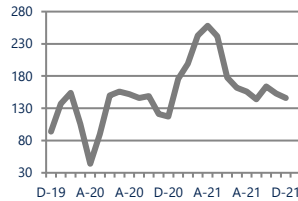
111



Down -15%
Vs. Year Ago

Current Contracts

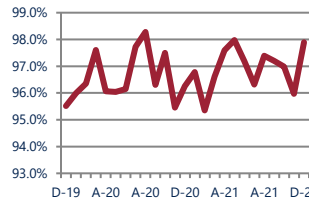
146



Up 25%
Vs. Year Ago

Sold Vs. List Price

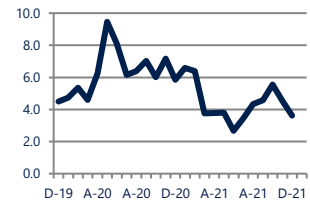
97.9%



Up 1.7%
Vs. Year Ago

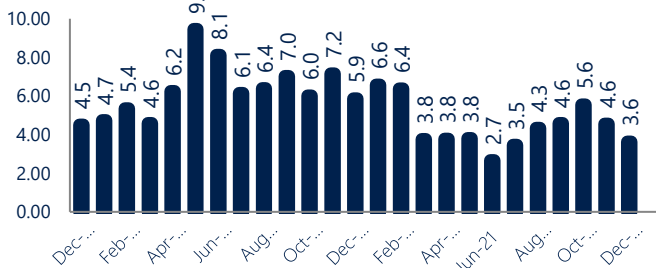
Months of Supply

3.6



Down -38%
Vs. Year Ago

Months Of Supply



Months of Supply

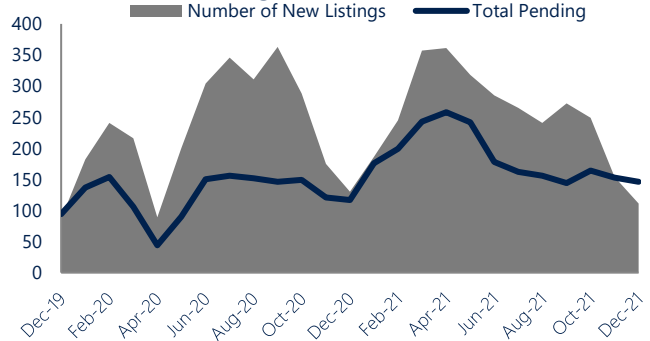
In December, there was 3.6 months of supply available in City Center, Fairmount, and Callowhill, compared to 5.9 in December 2020. That is a decrease of 38% versus a year ago.

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.

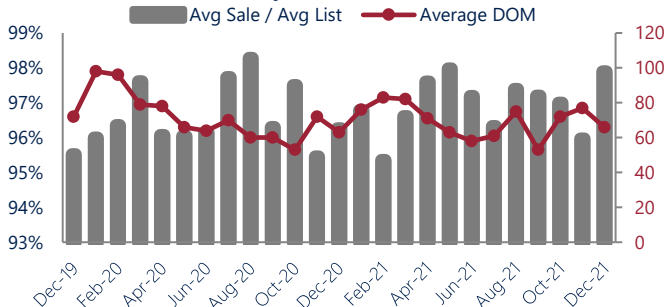
New Listings & Current Contracts

This month there were 111 homes newly listed for sale in City Center, Fairmount, and Callowhill compared to 130 in December 2020, a decrease of 15%. There were 146 current contracts pending sale this December compared to 117 a year ago. The number of current contracts is 25% higher than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in City Center, Fairmount, and Callowhill was 97.9% of the average list price, which is 1.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 66, higher than the average last year, which was 63, an increase of 5%.



City Center, Fairmount, and Callowhill are defined as properties listed in zip code/s 19103, 19102, 19106, 19107, 19130 and 19123.

*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.

