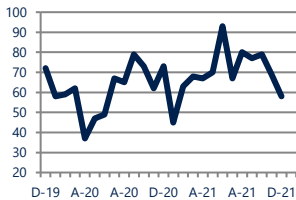




Zip Code(s): 19144, 19129 and 19140

Units Sold

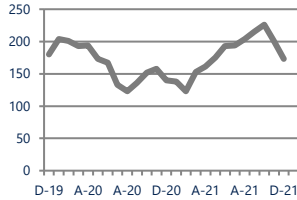
58



Down -21%
 Vs. Year Ago

Active Inventory

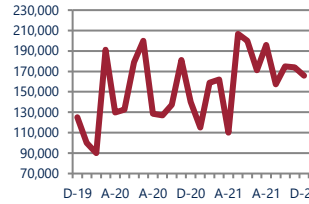
173



Up 24%
 Vs. Year Ago

Median Sale Price

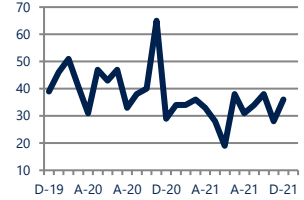
\$165,750



Up 18%
 Vs. Year Ago

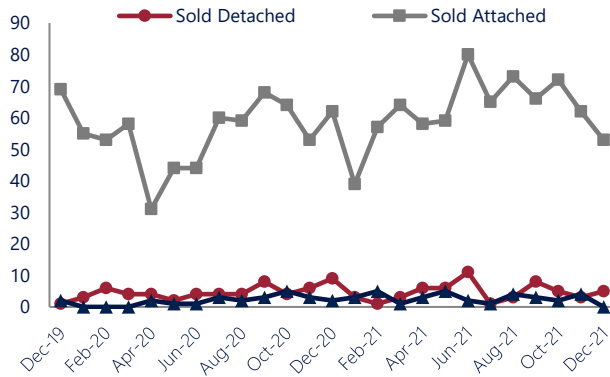
Days On Market

36



Up 24%
 Vs. Year Ago

Units Sold*



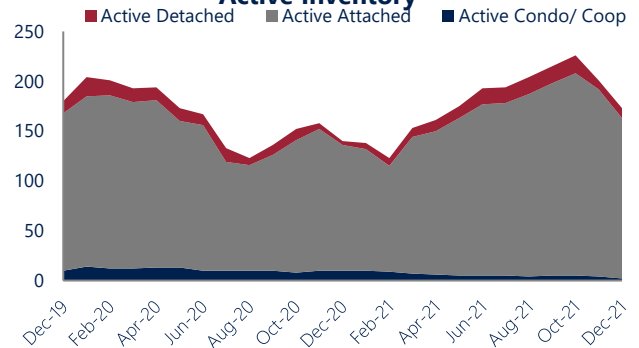
Units Sold

There was a decrease in total units sold in December, with 58 sold this month in City Line Avenue, Mt. Airy, and East Falls versus 69 last month, a decrease of 16%. This month's total units sold was lower than at this time last year, a decrease of 21% versus December 2020.

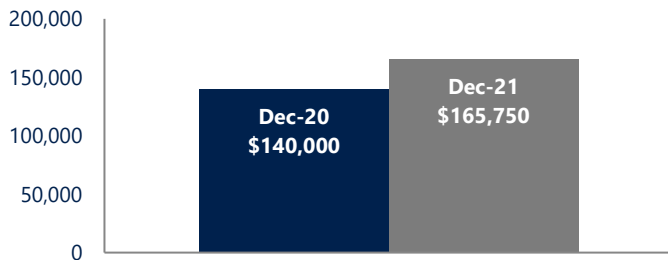
Active Inventory

Versus last year, the total number of homes available this month is higher by 33 units or 24%. The total number of active inventory this December was 173 compared to 140 in December 2020. This month's total of 173 is lower than the previous month's total supply of available inventory of 201, a decrease of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for City Line Avenue, Mt. Airy, and East Falls Homes was \$140,000. This December, the median sale price was \$165,750, an increase of 18% or \$25,750 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 Line Avenue, Mt. Airy, and East Falls are defined as properties listed in zip code/s 19144, 19129 and 19140.

*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.

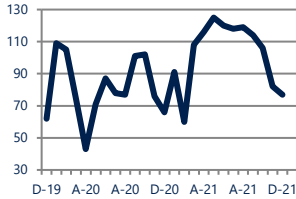




Zip Code(s): 19144, 19129 and 19140

New Listings

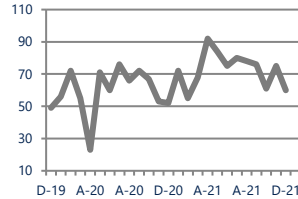
77



Up 17%
Vs. Year Ago

Current Contracts

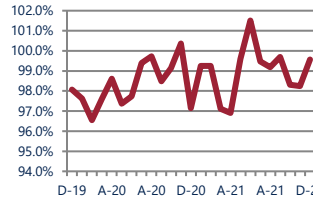
60



Up 15%
Vs. Year Ago

Sold Vs. List Price

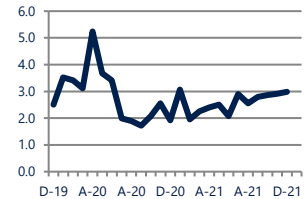
99.6%



Up 2.5%
Vs. Year Ago

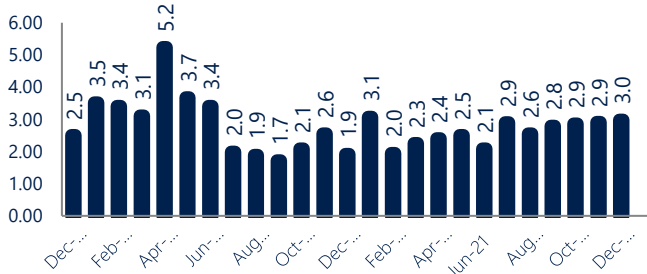
Months of Supply

3.0



Up 55%
Vs. Year Ago

Months of Supply



New Listings & Current Contracts

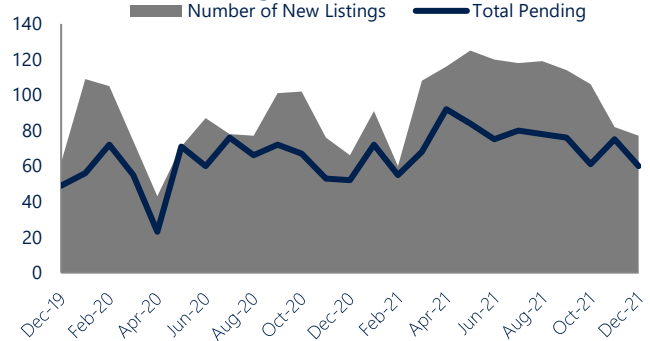
This month there were 77 homes newly listed for sale in City Line Avenue, Mt. Airy, and East Falls compared to 66 in December 2020, an increase of 17%. There were 60 current contracts pending sale this December compared to 52 a year ago. The number of current contracts is 15% higher than last December.

Months of Supply

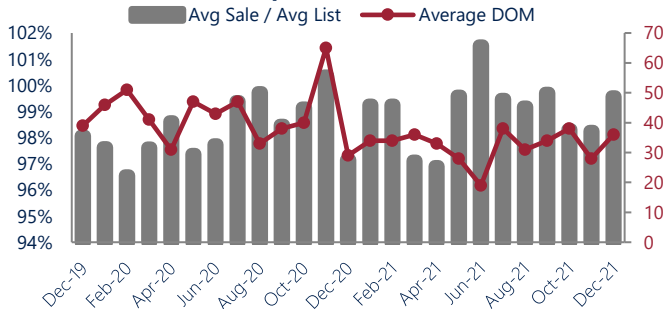
In December, there was 3.0 months of supply available in City Line Avenue, Mt. Airy, and East Falls, compared to 1.9 in December 2020. That is an increase of 56% versus a year ago.

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 December, the average sale price in City Line Avenue, Mt. Airy, and East Falls was 99.6% 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 36, higher than the average last year, which was 29, an increase of 24%.



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