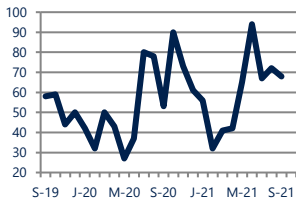




Zip Code(s): 19018, 19036 and 19043

Units Sold

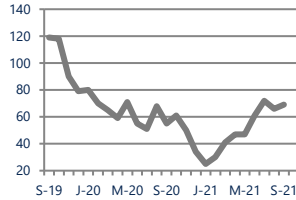
68



Up 28%
Vs. Year Ago

Active Inventory

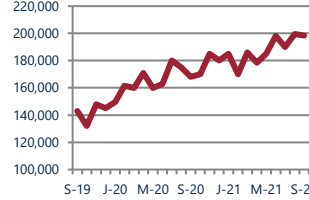
69



Up 25%
Vs. Year Ago

Median Sale Price

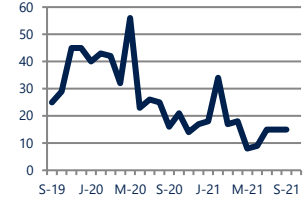
\$198,500



Up 18%
Vs. Year Ago

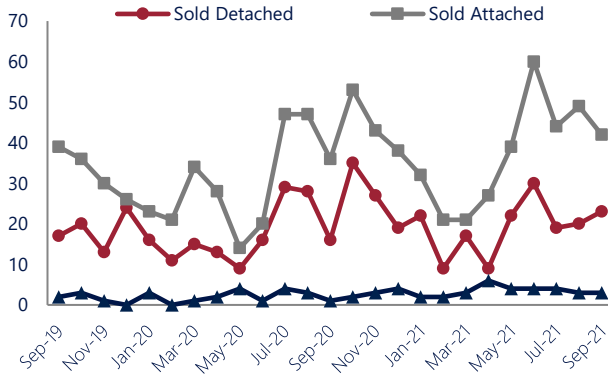
Days On Market

15



Down -6%
Vs. Year Ago

Units Sold*



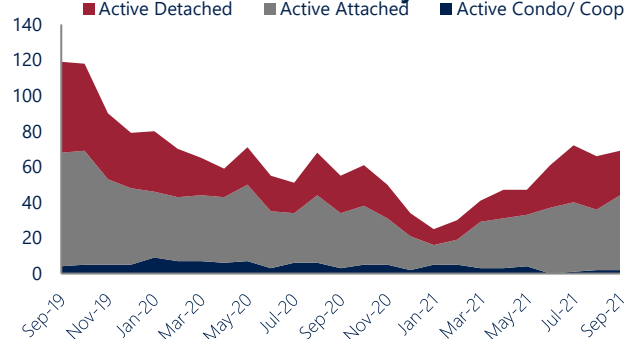
Units Sold

There was a decrease in total units sold in September, with 68 sold this month in Clifton Heights, Glenolden, and Holmes versus 72 last month, a decrease of 6%. This month's total units sold was higher than at this time last year, an increase of 28% versus September 2020.

Active Inventory

Versus last year, the total number of homes available this month is higher by 14 units or 25%. The total number of active inventory this September was 69 compared to 55 in September 2020. This month's total of 69 is higher than the previous month's total supply of available inventory of 66, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Clifton Heights, Glenolden, and Holmes Homes was \$168,000. This September, the median sale price was \$198,500, an increase of 18% or \$30,500 compared to last year. The current median sold price is 1% 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.

Clifton Heights, Glenolden, and Holmes are defined as properties listed in zip code/s 19018, 19036 and 19043.

*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.

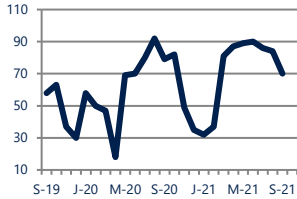




Zip Code(s): 19018, 19036 and 19043

New Listings

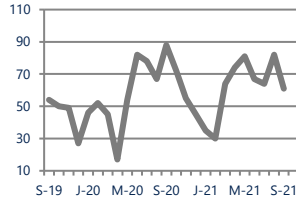
70



Down -11%
Vs. Year Ago

Current Contracts

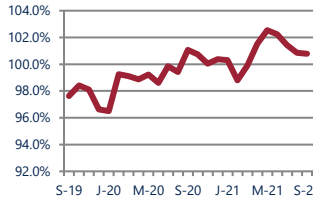
61



Down -31%
Vs. Year Ago

Sold Vs. List Price

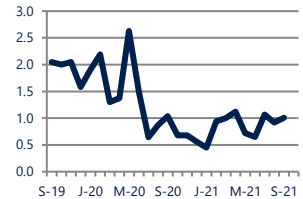
100.8%



No Change
Vs. Year Ago

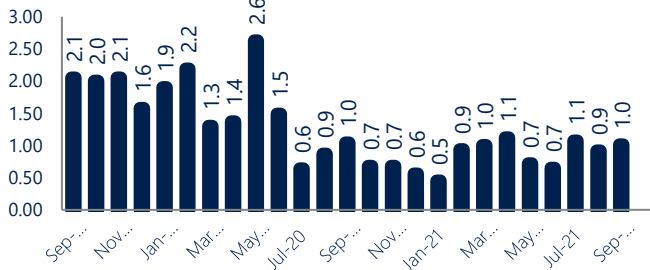
Months of Supply

1.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

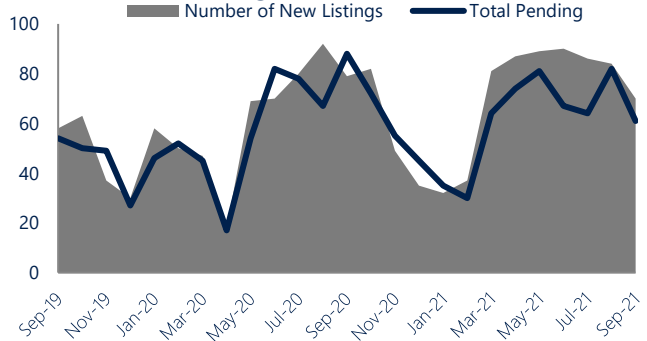
In September, there was 1.0 months of supply available in Clifton Heights, Glenolden, and Holmes. The amount of supply is similar compared to a year ago.

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.

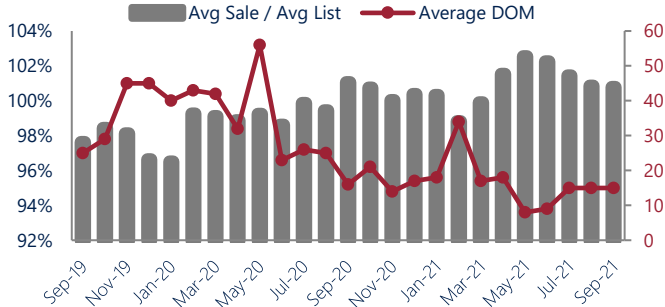
New Listings & Current Contracts

This month there were 70 homes newly listed for sale in Clifton Heights, Glenolden, and Holmes compared to 79 in September 2020, a decrease of 11%. There were 61 current contracts pending sale this September compared to 88 a year ago. The number of current contracts is 31% lower 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 Clifton Heights, Glenolden, and Holmes was 100.8% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 15, lower than the average last year, which was 16, a decrease of 6%.



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