

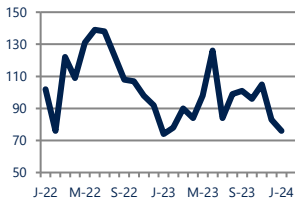
# Focus On: Far Northeast Philadelphia Housing Market

January 2024

Zip Code(s): 19116, 19115, 19114 and 19154

## Units Sold

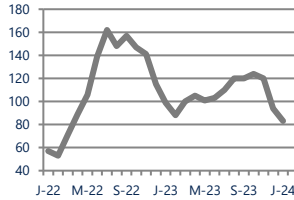
76



**Up 3%**  
Vs. Year Ago

## Active Inventory

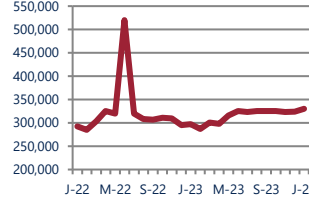
83



**Down -16%**  
Vs. Year Ago

## Median Sale Price

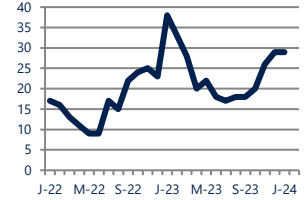
\$330,000



**Up 11%**  
Vs. Year Ago

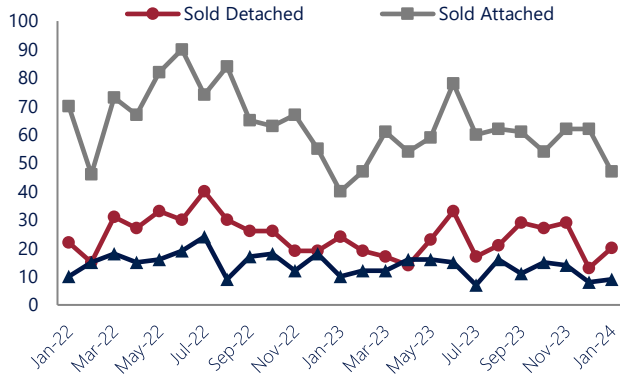
## Days On Market

29



**Down -24%**  
Vs. Year Ago

## Units Sold\*



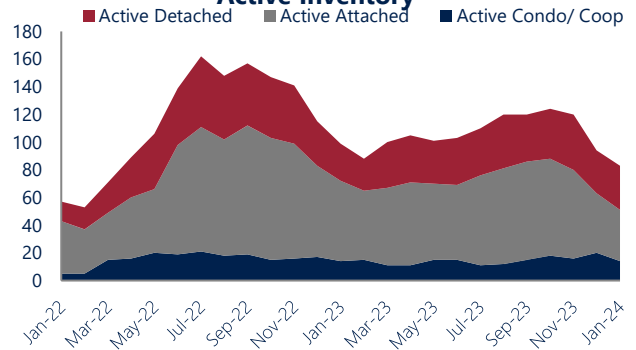
## Units Sold

There was a decrease in total units sold in January, with 76 sold this month in Far Northeast Philadelphia versus 83 last month, a decrease of 8%. This month's total units sold was higher than at this time last year, an increase of 3% versus January 2023.

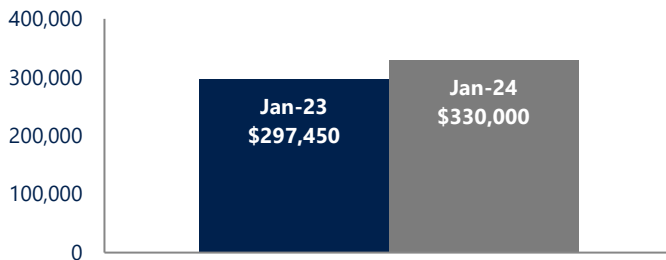
## Active Inventory

Versus last year, the total number of homes available this month is lower by 16 units or 16%. The total number of active inventory this January was 83 compared to 99 in January 2023. This month's total of 83 is lower than the previous month's total supply of available inventory of 94, a decrease of 12%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last January, the median sale price for Far Northeast Philadelphia Homes was \$297,450. This January, the median sale price was \$330,000, an increase of 11% or \$32,550 compared to last year. The current median sold price is 2% higher than in December.

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

Far Northeast Philadelphia are defined as properties listed in zip code/s 19116, 19115, 19114 and 19154.

\*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.



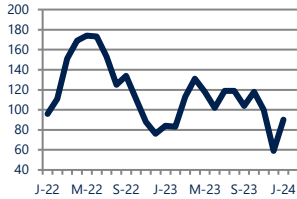
## Focus On: Far Northeast Philadelphia Housing Market

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### New Listings

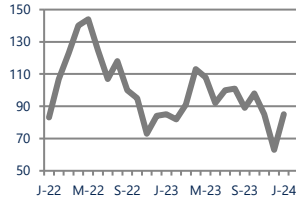
90



Up 7%  
Vs. Year Ago

### Current Contracts

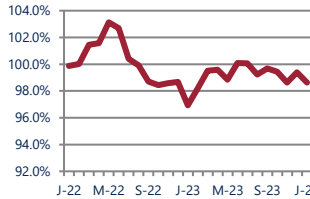
85



No Change  
Vs. Year Ago

### Sold Vs. List Price

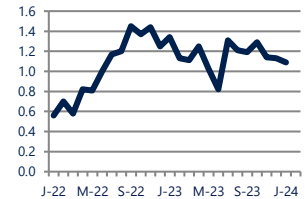
98.6%



Up 1.8%  
Vs. Year Ago

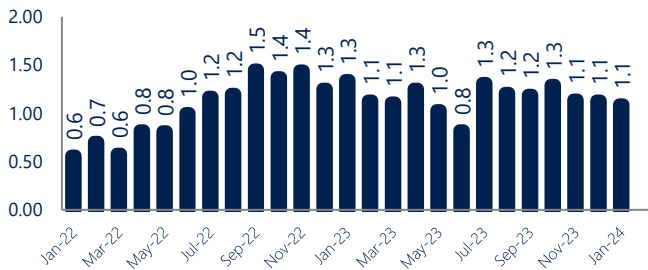
### Months of Supply

1.1



Down -19%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

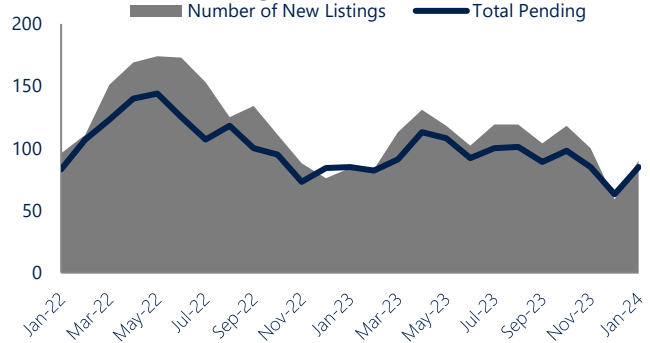
In January, there was 1.1 months of supply available in Far Northeast Philadelphia, compared to 1.3 in January 2023. That is a decrease of 18% versus a year ago.

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.

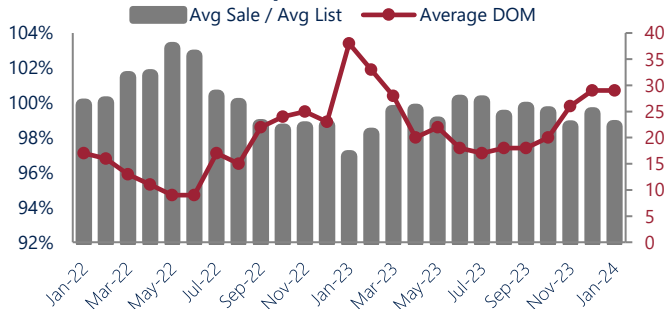
### New Listings & Current Contracts

This month there were 90 homes newly listed for sale in Far Northeast Philadelphia compared to 84 in January 2023, an increase of 7%. There were 85 current contracts pending sale this January, consistent with the volume a year ago. The number of current contracts is 35% higher than last month.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in Far Northeast Philadelphia was 98.6% of the average list price, which is 1.7% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 29, lower than the average last year, which was 38, a decrease of 24%.

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