

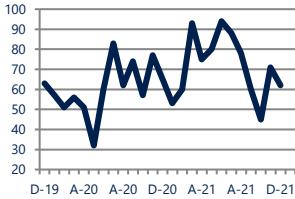


## Focus On: Fishtown Housing Market

December 2021

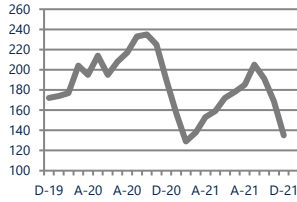
Zip Code(s): 19125

**Units Sold**  
62



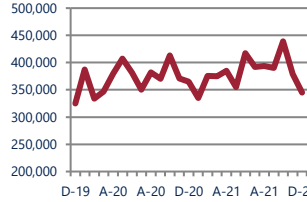
**Down -5%**  
Vs. Year Ago

**Active Inventory**  
135



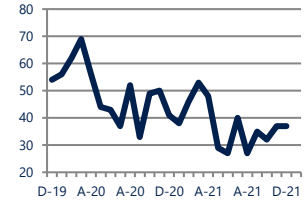
**Down -29%**  
Vs. Year Ago

**Median Sale Price**  
\$345,000



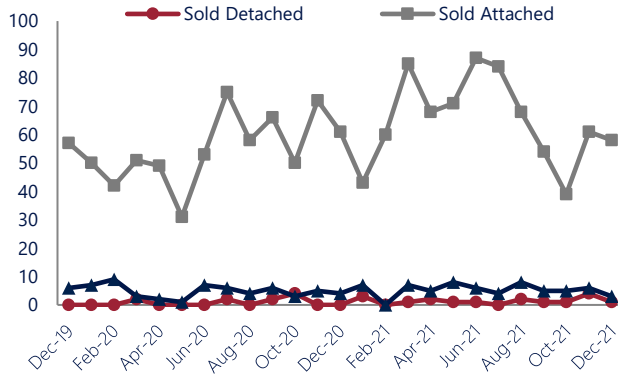
**Down -5%**  
Vs. Year Ago

**Days On Market**  
37



**Down -10%**  
Vs. Year Ago

### Units Sold\*



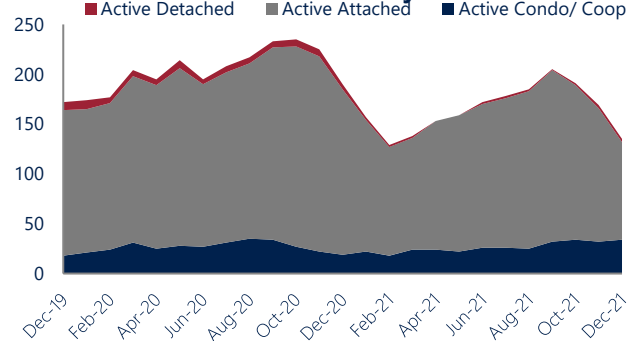
### Units Sold

There was a decrease in total units sold in December, with 62 sold this month in Fishtown versus 71 last month, a decrease of 13%. This month's total units sold was lower than at this time last year, a decrease of 5% versus December 2020.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 55 units or 29%. The total number of active inventory this December was 135 compared to 190 in December 2020. This month's total of 135 is lower than the previous month's total supply of available inventory of 169, a decrease of 20%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last December, the median sale price for Fishtown Homes was \$365,000. This December, the median sale price was \$345,000, a decrease of 5% or \$20,000 compared to last year. The current median sold price is 9% 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.

Fishtown are defined as properties listed in zip code/s 19125.

\*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.





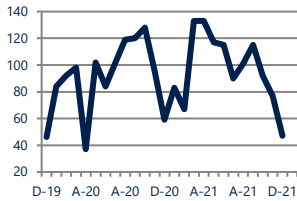
## Focus On: Fishtown Housing Market

December 2021

Zip Code(s): 19125

### New Listings

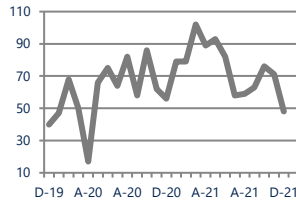
47



Down -20%  
Vs. Year Ago

### Current Contracts

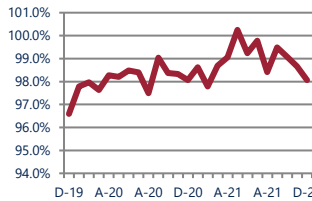
48



Down -14%  
Vs. Year Ago

### Sold Vs. List Price

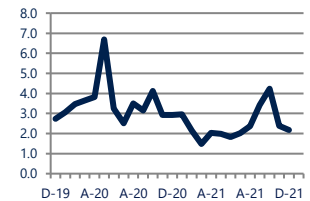
98.1%



No Change  
Vs. Year Ago

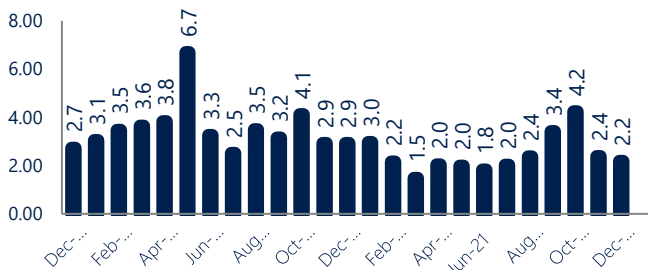
### Months of Supply

2.2



Down -25%  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

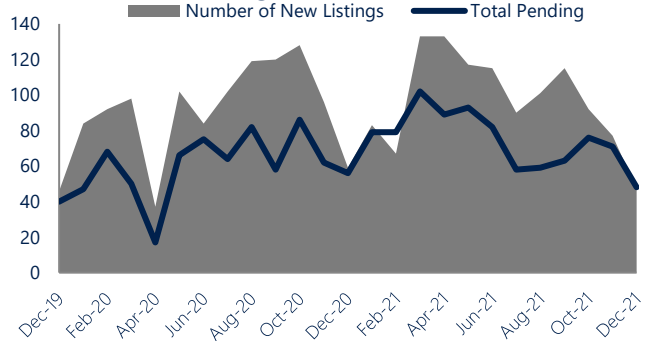
This month there were 47 homes newly listed for sale in Fishtown compared to 59 in December 2020, a decrease of 20%. There were 48 current contracts pending sale this December compared to 56 a year ago. The number of current contracts is 14% lower than last December.

### Months of Supply

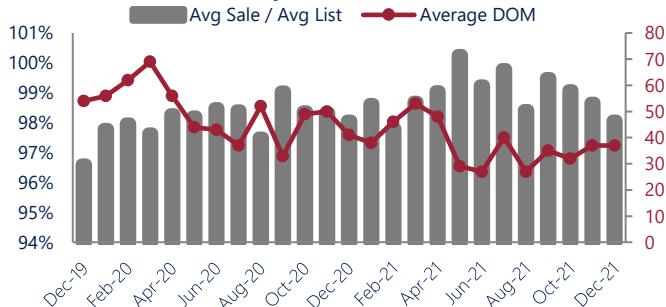
In December, there was 2.2 months of supply available in Fishtown, compared to 2.9 in December 2020. That is a decrease of 26% versus a year ago.

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 Fishtown was 98.1% 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 37, lower than the average last year, which was 41, a decrease of 10%.



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