



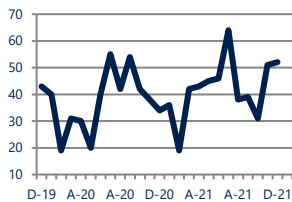
Focus On: Chestnut Hill and Mt. Airy Housing Market

December 2021

Zip Code(s): 19118 and 19119

Units Sold

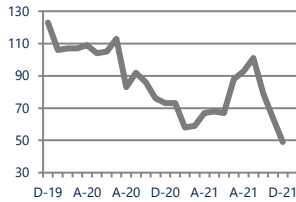
52



Up
Vs. Year Ago

Active Inventory

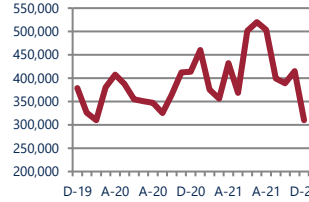
49



Down -33%
Vs. Year Ago

Median Sale Price

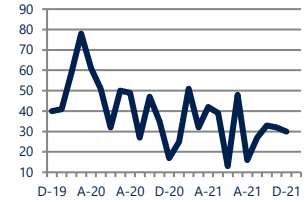
\$310,000



Down -25%
Vs. Year Ago

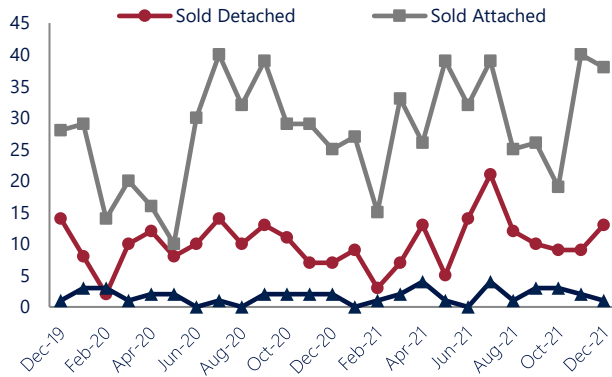
Days On Market

30



Up 76%
Vs. Year Ago

Units Sold*



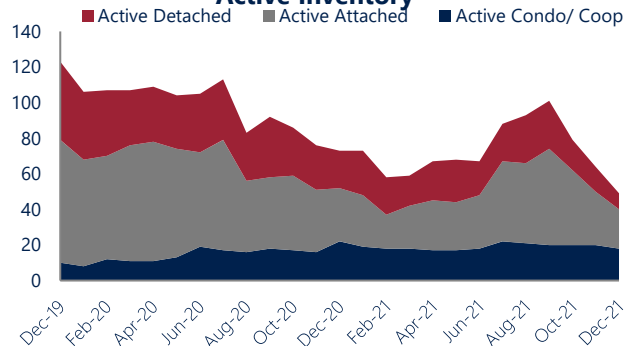
Units Sold

There was an increase in total units sold in December, with 52 sold this month in Chestnut Hill and Mt. Airy. This month's total units sold was higher than at this time last year.

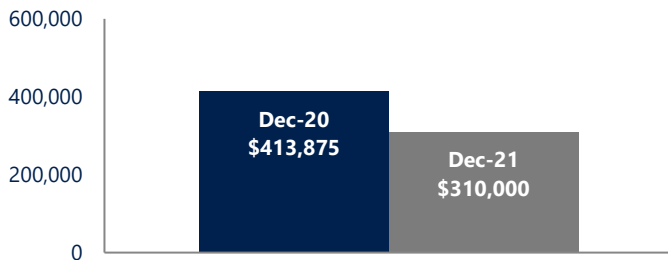
Active Inventory

Versus last year, the total number of homes available this month is lower by 24 units or 33%. The total number of active inventory this December was 49 compared to 73 in December 2020. This month's total of 49 is lower than the previous month's total supply of available inventory of 64, a decrease of 23%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Chestnut Hill and Mt. Airy Homes was \$413,875. This December, the median sale price was \$310,000, a decrease of \$103,875 compared to last year. The current median sold price is 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.

Chestnut Hill and Mt. Airy are defined as properties listed in zip code/s 19118 and 19119.

*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.

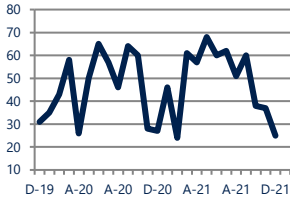




Zip Code(s): 19118 and 19119

New Listings

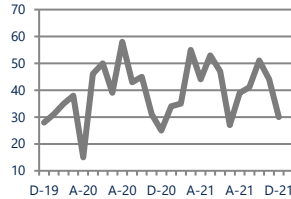
25



Down -7%
Vs. Year Ago

Current Contracts

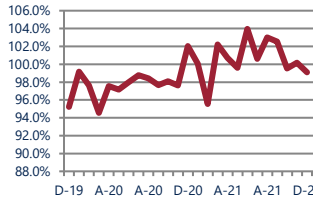
30



Up 20%
Vs. Year Ago

Sold Vs. List Price

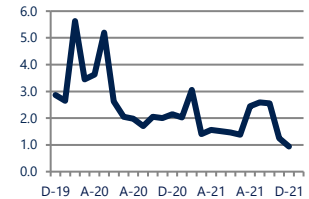
99.1%



Down -2.9%
Vs. Year Ago

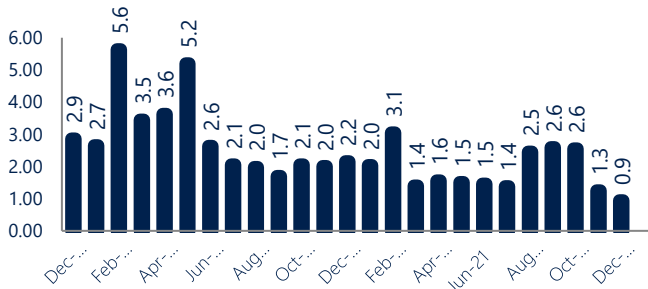
Months of Supply

0.9



Down -56%
Vs. Year Ago

Months of Supply



Months of Supply

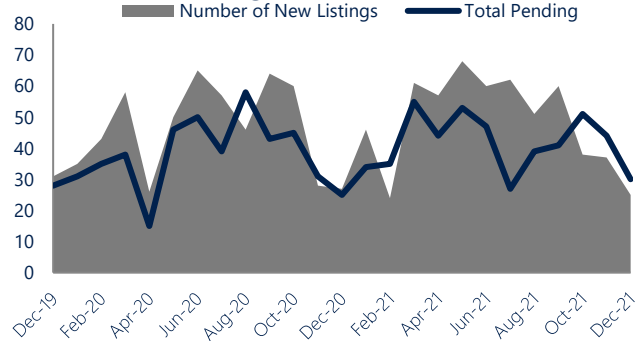
In December, there was 0.9 months of supply available in Chestnut Hill and Mt. Airy, compared to 2.1 in December 2020. That is a decrease of 56% versus a year ago.

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.

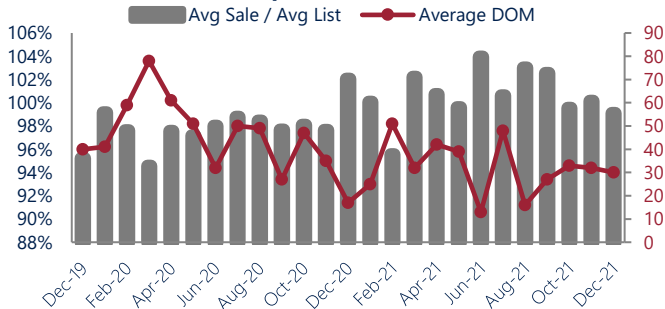
New Listings & Current Contracts

This month there were 25 homes newly listed for sale in Chestnut Hill and Mt. Airy compared to 27 in December 2020, a decrease of 7%. There were 30 current contracts pending sale this December compared to 25 a year ago. The number of current contracts is 20% 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 Chestnut Hill and Mt. Airy was 99.1% of the average list price, which is 2.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 30, higher than the average last year, which was 17, an increase of 76%.

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