

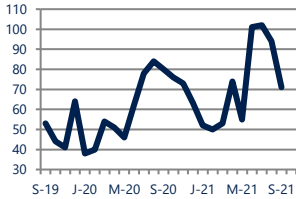


**Focus On: Lower Mainline Housing Market**

September 2021

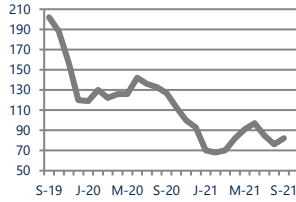
Zip Code(s): 19003, 19096, 19072, 19004 and 19066

**Units Sold**  
71



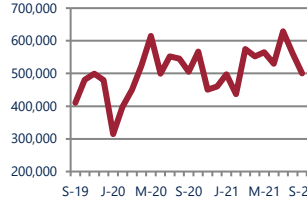
**Down -11%**  
Vs. Year Ago

**Active Inventory**  
82



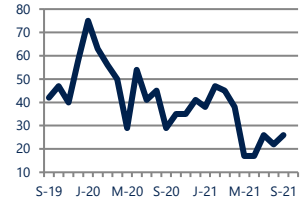
**Down -35%**  
Vs. Year Ago

**Median Sale Price**  
\$500,000



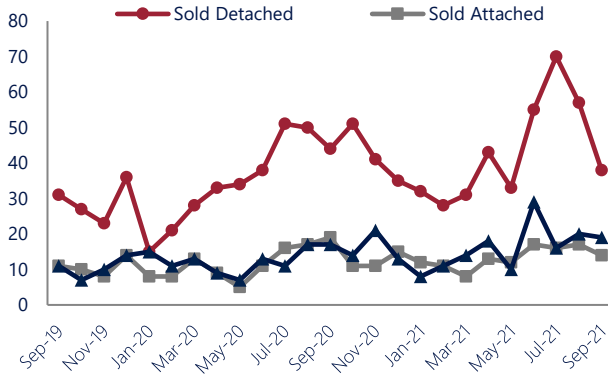
**Down -1%**  
Vs. Year Ago

**Days On Market**  
26



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

**Units Sold\***



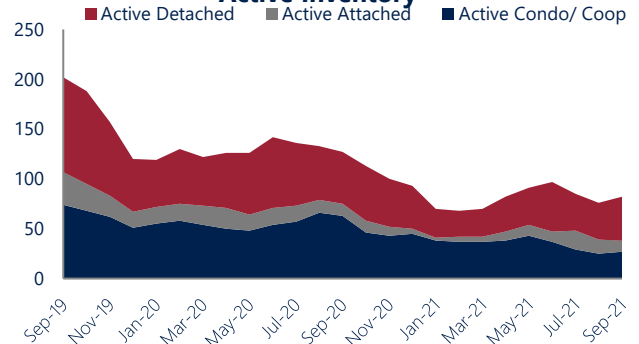
**Units Sold**

There was a decrease in total units sold in September, with 71 sold this month in Lower Mainline versus 94 last month, a decrease of 24%. This month's total units sold was lower than at this time last year, a decrease of 11% versus September 2020.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 45 units or 35%. The total number of active inventory this September was 82 compared to 127 in September 2020. This month's total of 82 is higher than the previous month's total supply of available inventory of 76, an increase of 8%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last September, the median sale price for Lower Mainline Homes was \$505,000. This September, the median sale price was \$500,000, a decrease of 1% or \$5,000 compared to last year. The current median sold price is 11% 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.

Lower Mainline are defined as properties listed in zip code/s 19003, 19096, 19072, 19004 and 19066.

\*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.





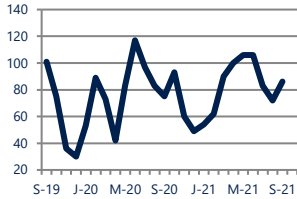
**Focus On: Lower Mainline Housing Market**

September 2021

Zip Code(s): 19003, 19096, 19072, 19004 and 19066

**New Listings**

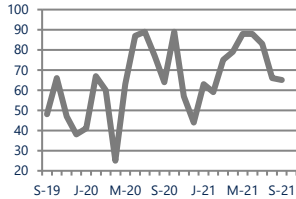
86



**Up 15%**  
Vs. Year Ago

**Current Contracts**

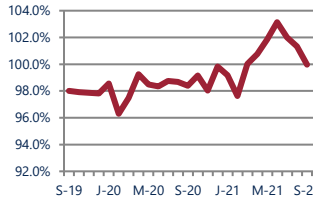
65



**Up 2%**  
Vs. Year Ago

**Sold Vs. List Price**

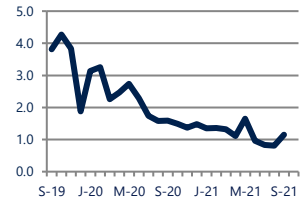
100.0%



**Up 1.6%**  
Vs. Year Ago

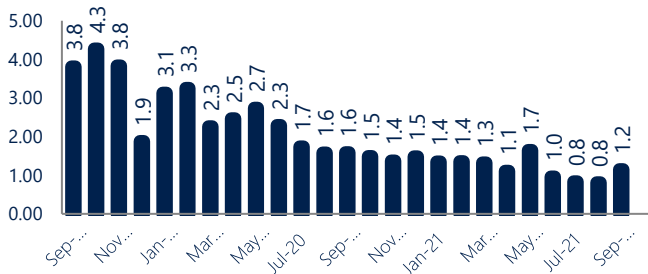
**Months of Supply**

1.2



**Down -28%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

In September, there was 1.2 months of supply available in Lower Mainline, compared to 1.6 in September 2020. That is a decrease of 27% versus a year ago.

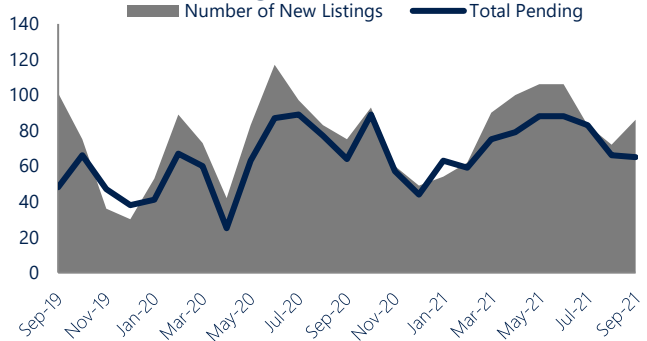
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

**New Listings & Current Contracts**

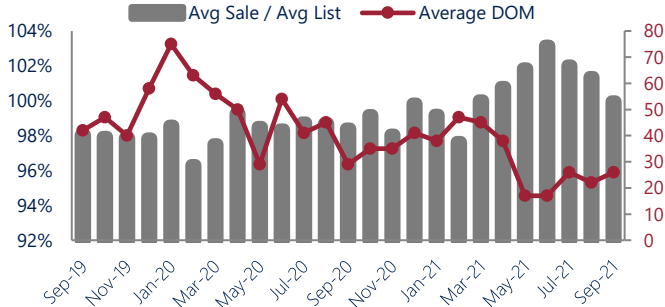
This month there were 86 homes newly listed for sale in Lower Mainline compared to 75 in September 2020, an increase of 15%.

There were 65 current contracts pending sale this September compared to 64 a year ago. The number of current contracts is 2% higher 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 Lower Mainline was 100.0% of the average list price, which is 1.6% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 26, lower than the average last year, which was 29, a decrease of 10%.



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