



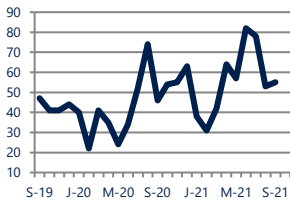
**Focus On: Mainline Housing Market**

September 2021

Zip Code(s): 19010, 19085, 19035 and 19041

**Units Sold**

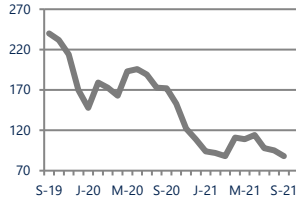
55



**Up 20%**  
Vs. Year Ago

**Active Inventory**

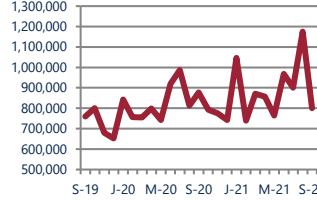
88



**Down -49%**  
Vs. Year Ago

**Median Sale Price**

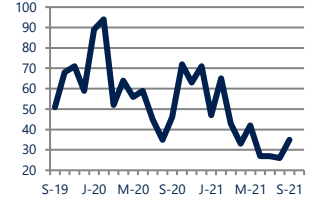
\$799,900



**Down -9%**  
Vs. Year Ago

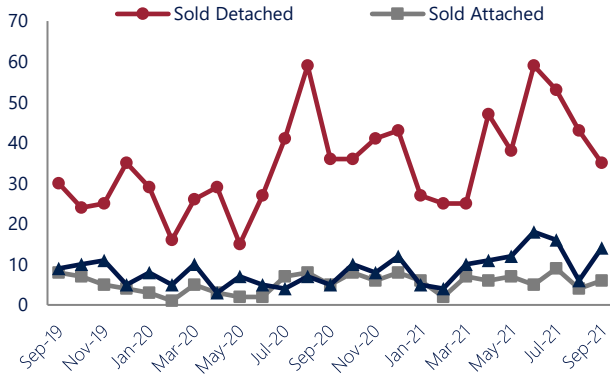
**Days On Market**

35



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

**Units Sold\***



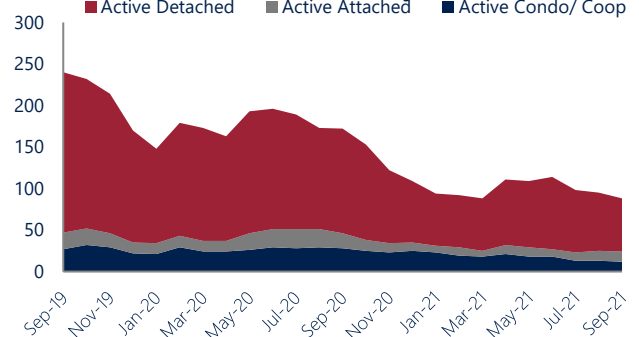
**Units Sold**

There was an increase in total units sold in September, with 55 sold this month in Mainline versus 53 last month, an increase of 4%. This month's total units sold was higher than at this time last year, an increase of 20% versus September 2020.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 84 units or 49%. The total number of active inventory this September was 88 compared to 172 in September 2020. This month's total of 88 is lower than the previous month's total supply of available inventory of 95, a decrease of 7%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last September, the median sale price for Mainline Homes was \$877,500. This September, the median sale price was \$799,900, a decrease of \$77,600 compared to last year. The current median sold price is 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.

Mainline are defined as properties listed in zip code/s 19010, 19085, 19035 and 19041.

\*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.





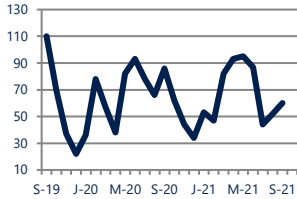
## Focus On: Mainline Housing Market

September 2021

Zip Code(s): 19010, 19085, 19035 and 19041

### New Listings

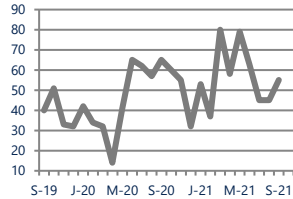
60



Down -30%  
Vs. Year Ago

### Current Contracts

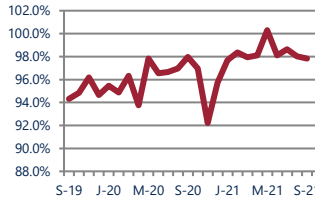
55



Down -15%  
Vs. Year Ago

### Sold Vs. List Price

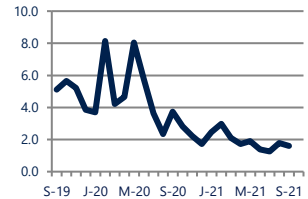
97.8%



No Change  
Vs. Year Ago

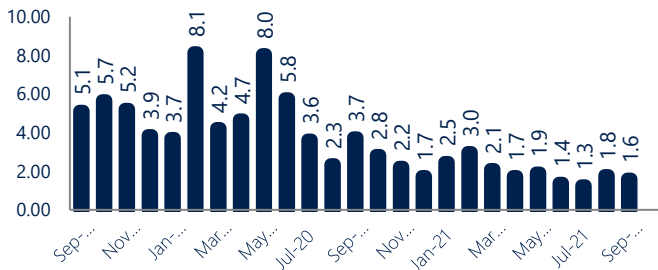
### Months of Supply

1.6



Down -57%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

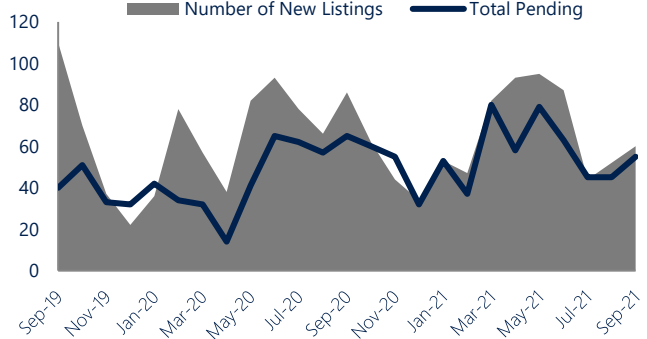
In September, there was 1.6 months of supply available in Mainline, compared to 3.7 in September 2020. That is a decrease of 57% versus a year ago.

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.

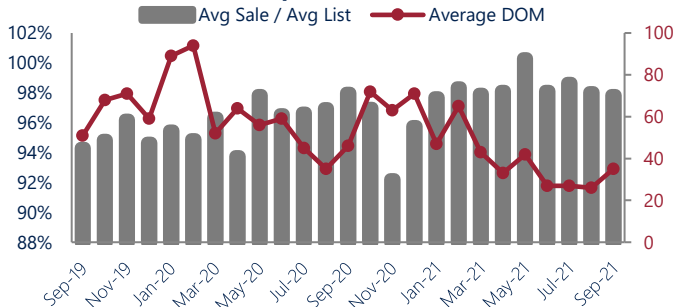
### New Listings & Current Contracts

This month there were 60 homes newly listed for sale in Mainline compared to 86 in September 2020, a decrease of 30%. There were 55 current contracts pending sale this September compared to 65 a year ago. The number of current contracts is 15% 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 Mainline was 97.8% 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 35, lower than the average last year, which was 46, a decrease of 24%.



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