



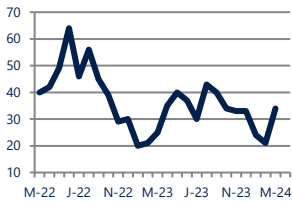
Focus On: Media Housing Market

March 2024

Zip Code(s): 19063 and 19065

Units Sold

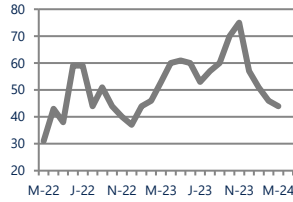
34



Up
Vs. Year Ago

Active Inventory

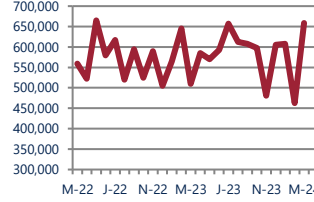
44



Down -17%
Vs. Year Ago

Median Sale Price

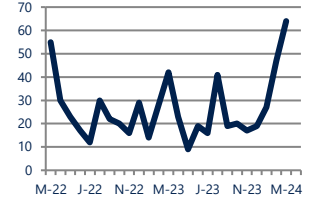
\$658,725



Up
Vs. Year Ago

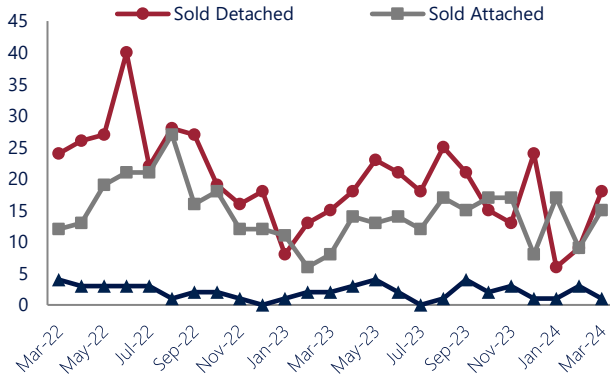
Days On Market

64



Up
Vs. Year Ago

Units Sold*



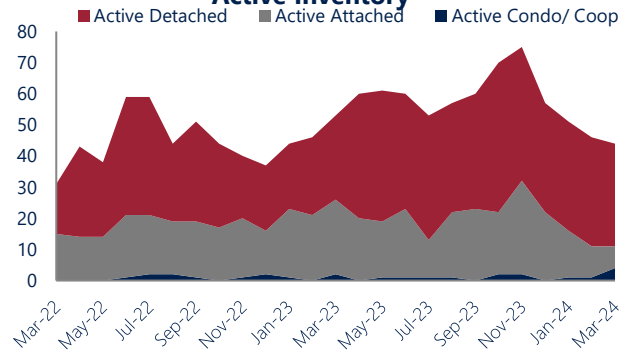
Units Sold

With relatively few transactions, there was an increase in total units sold in March, with 34 sold this month in Media. This month's total units sold was higher than at this time last year, an increase from March 2023.

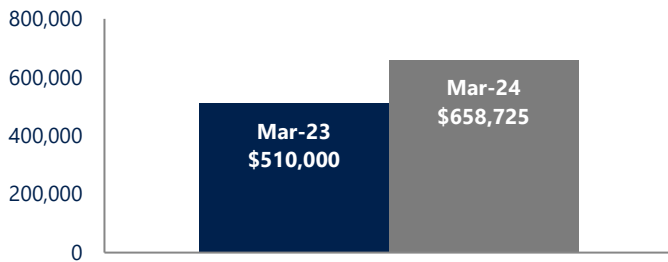
Active Inventory

Versus last year, the total number of homes available this month is lower by 9 units or 17%. The total number of active inventory this March was 44 compared to 53 in March 2023. This month's total of 44 is lower than the previous month's total supply of available inventory of 46, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last March, the median sale price for Media Homes was \$510,000. This March, the median sale price was \$658,725, an increase of \$148,725 compared to last year. The current median sold price is higher than in February. Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Media are defined as properties listed in zip code/s 19063 and 19065.

*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.



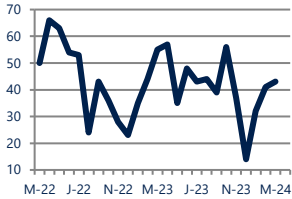
Focus On: Media Housing Market

March 2024

Zip Code(s): 19063 and 19065

New Listings

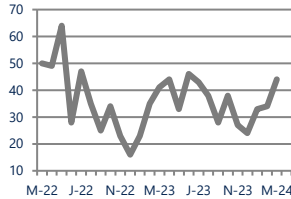
43



Down -22%
Vs. Year Ago

Current Contracts

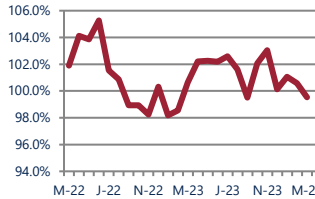
44



Up 7%
Vs. Year Ago

Sold Vs. List Price

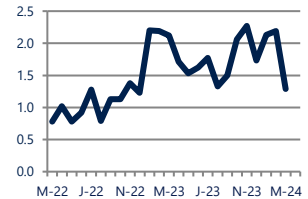
99.5%



Down -1.1%
Vs. Year Ago

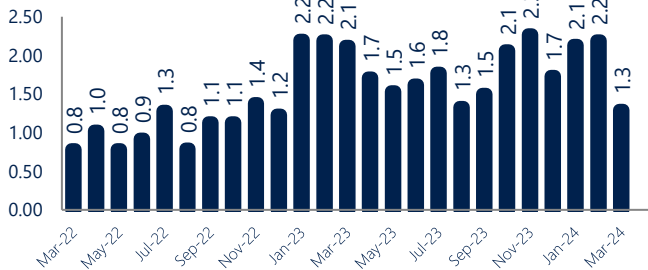
Months of Supply

1.3



Down -39%
Vs. Year Ago

Months Of Supply



Months of Supply

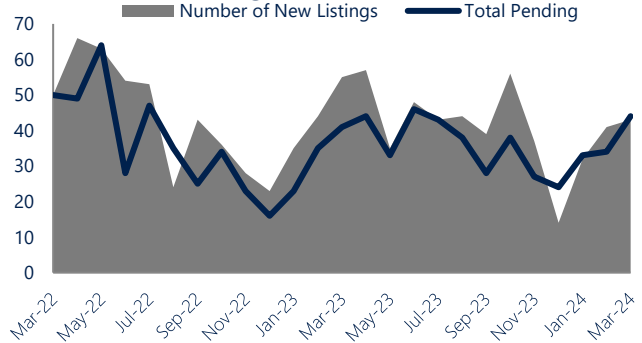
In March, there was 1.3 months of supply available in Media, compared to 2.1 in March 2023. That is a decrease of 39% versus a year ago.

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.

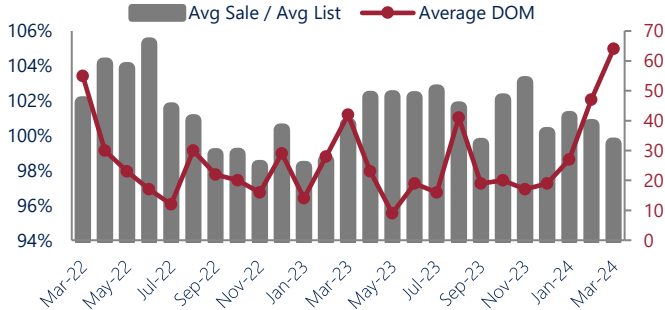
New Listings & Current Contracts

This month there were 43 homes newly listed for sale in Media compared to 55 in March 2023, a decrease of 22%. There were 44 current contracts pending sale this March compared to 41 a year ago. The number of current contracts is 7% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Media was 99.5% of the average list price, which is 1.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 64, higher than the average last year, which was 42. This increase was impacted by the limited number of sales.

Media are defined as properties listed in zip code/s 19063 and 19065.

*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.