



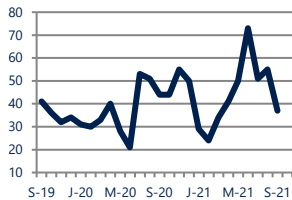
Focus On: Media Housing Market

September 2021

Zip Code(s): 19063 and 19065

Units Sold

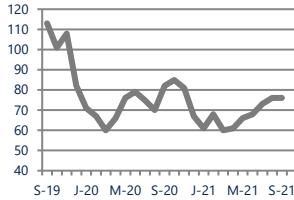
37



Down -16%
Vs. Year Ago

Active Inventory

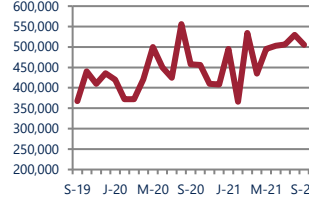
76



Down -7%
Vs. Year Ago

Median Sale Price

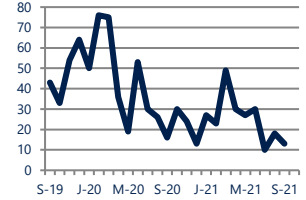
\$505,000



Up 10%
Vs. Year Ago

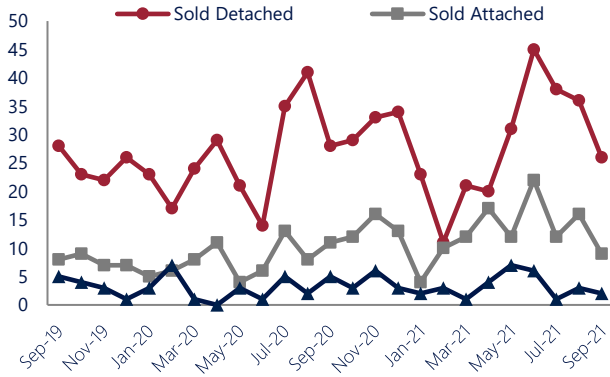
Days On Market

13



Down -19%
Vs. Year Ago

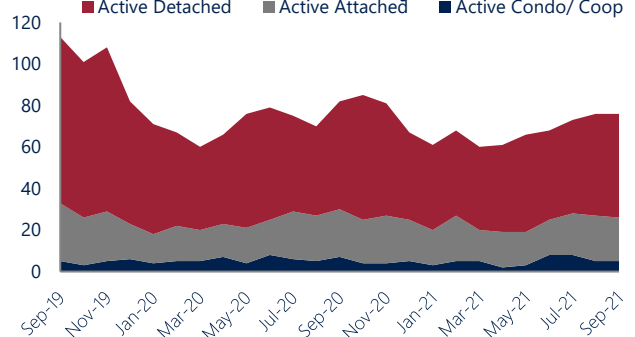
Units Sold*



Units Sold

There was a decrease in total units sold in September, with 37 sold this month in Media versus 55 last month, a decrease of 33%. This month's total units sold was lower than at this time last year, a decrease of 16% versus September 2020.

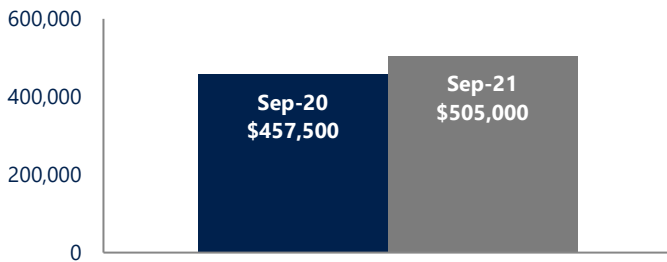
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 6 units or 7%. The total number of active inventory this September was 76 compared to 82 in September 2020. This month's supply remained stable as compared to last month.

Median Sale Price



Median Sale Price

Last September, the median sale price for Media Homes was \$457,500. This September, the median sale price was \$505,000, an increase of 10% or \$47,500 compared to last year. The current median sold price is 5% 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.

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.





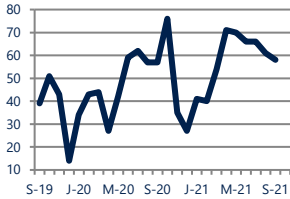
Focus On: Media Housing Market

September 2021

Zip Code(s): 19063 and 19065

New Listings

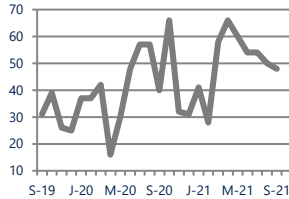
58



Up 2%
Vs. Year Ago

Current Contracts

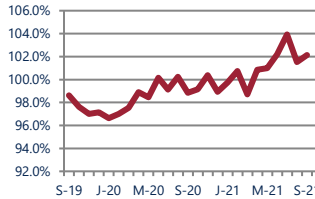
48



Up 20%
Vs. Year Ago

Sold Vs. List Price

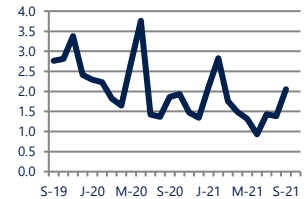
102.1%



Up 3.3%
Vs. Year Ago

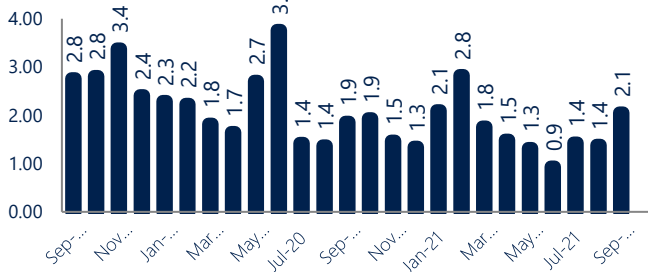
Months of Supply

2.1



Up 10%
Vs. Year Ago

Months Of Supply



Months of Supply

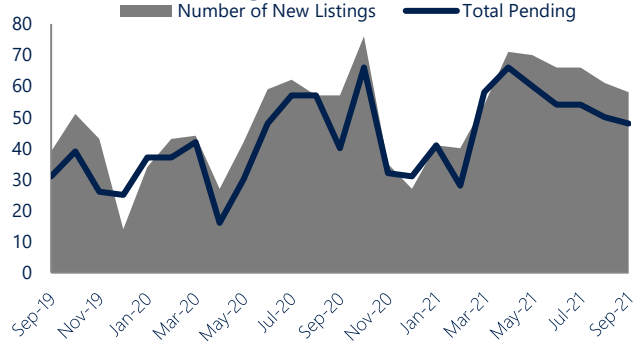
In September, there was 2.1 months of supply available in Media, compared to 1.9 in September 2020. That is an increase of 10% versus a year ago.

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.

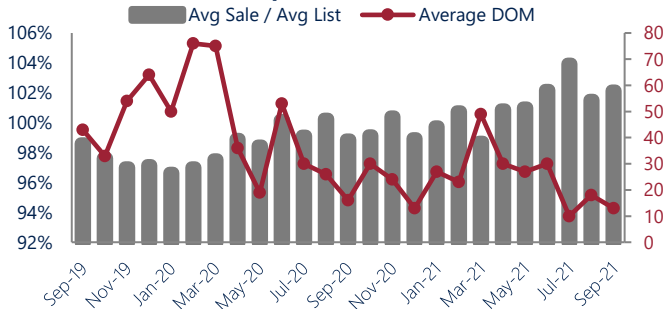
New Listings & Current Contracts

This month there were 58 homes newly listed for sale in Media compared to 57 in September 2020, an increase of 2%. There were 48 current contracts pending sale this September compared to 40 a year ago. The number of current contracts is 20% 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 Media was 102.1% of the average list price, which is 3.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 13, lower than the average last year, which was 16, a decrease of 19%.



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