

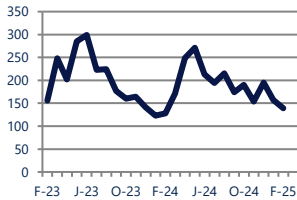
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **NORTH PHILADELPHIA AND CITY CENTER HOUSING MARKET** FEBRUARY 2025

Zip Code(s): 19121, 19122, 19123, 19130, 19132, 19133, 19102, 19103, 19106 and 19107

## Units Sold

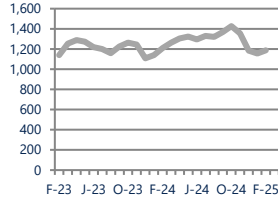
139



**Up 9%**  
Vs. Year Ago

## Active Inventory

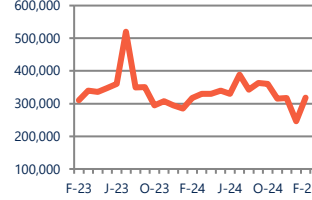
1,188



**Down -2%**  
Vs. Year Ago

## Median Sale Price

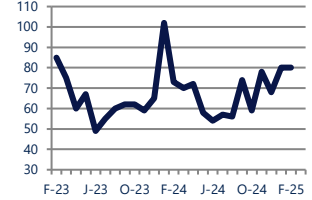
\$318,500



**No Change**  
Vs. Year Ago

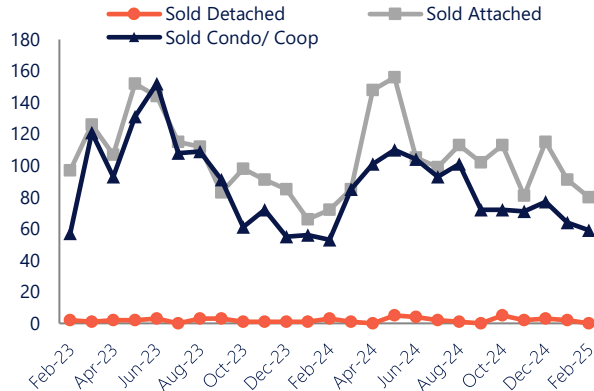
## Days On Market

80



**Up 10%**  
Vs. Year Ago

## Units Sold\*



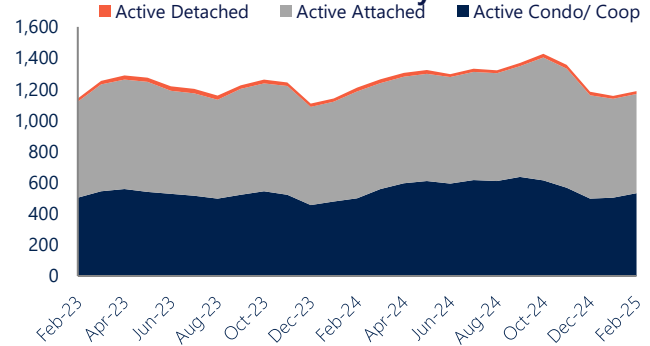
## Units Sold

There was a decrease in total units sold in February, with 139 sold this month in North Philadelphia and City Center versus 157 last month, a decrease of 11%. This month's total units sold was higher than at this time last year, an increase of 9% versus February 2024.

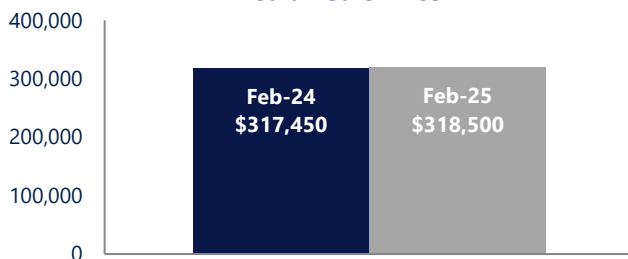
## Active Inventory

Versus last year, the total number of homes available this month is lower by 23 units or 2%. The total number of active inventory this February was 1,188 compared to 1,211 in February 2024. This month's total of 1,188 is higher than the previous month's total supply of available inventory of 1,156, an increase of 3%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last February, the median sale price for North Philadelphia and City Center Homes was \$317,450. This February, the median sale price was \$318,500, which is similar compared to a year ago. The current median sold price is 29% higher than in January.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

North Philadelphia and City Center are defined as properties listed in zip code/s 19121, 19122, 19123, 19130, 19132, 19133, 19102, 19103, 19106 and 19107.

\*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.

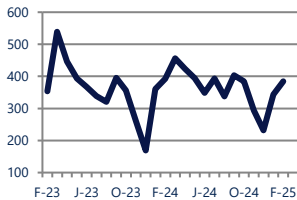
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FOCUS ON: **NORTH PHILADELPHIA AND CITY CENTER HOUSING MARKET** FEBRUARY 2025

Zip Code(s): 19121, 19122, 19123, 19130, 19132, 19133, 19102, 19103, 19106 and 19107

## New Listings

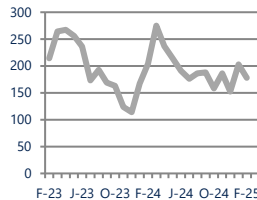
384



**Down -2%**  
Vs. Year Ago

## Current Contracts

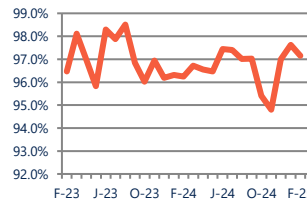
178



**Down -13%**  
Vs. Year Ago

## Sold Vs. List Price

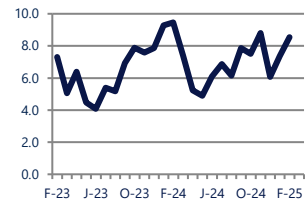
97.2%



**Up 0.9%**  
Vs. Year Ago

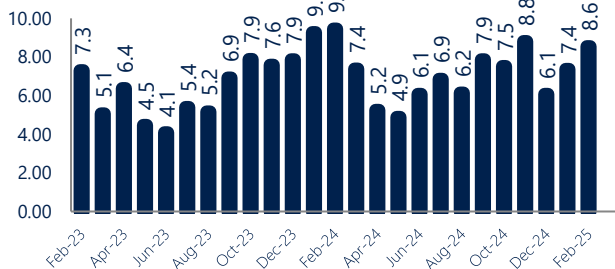
## Months of Supply

8.6



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

## Months Of Supply



## Months of Supply

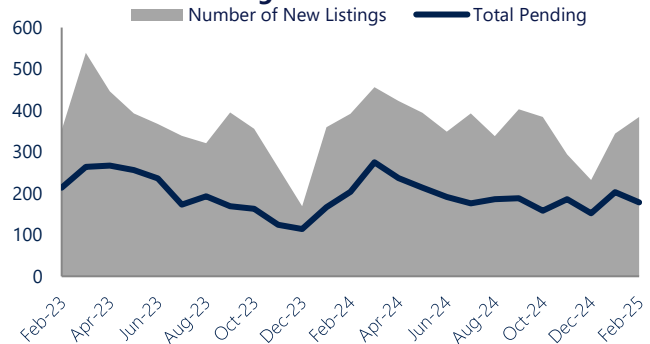
In February, there was 8.5 months of supply available in North Philadelphia and City Center, compared to 9.5 in February 2024. That is a decrease of 10% versus a year ago.

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.

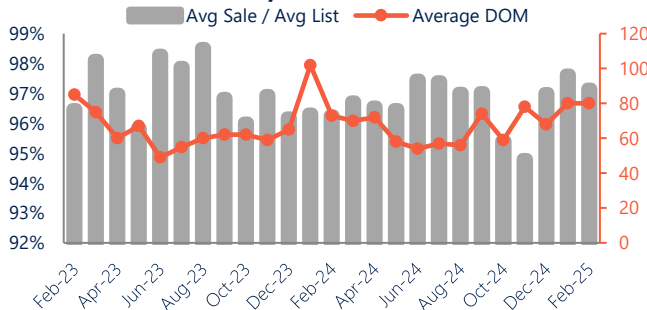
## New Listings & Current Contracts

This month there were 384 homes newly listed for sale in North Philadelphia and City Center compared to 392 in February 2024, a decrease of 2%. There were 178 current contracts pending sale this February compared to 204 a year ago. The number of current contracts is 13% lower than last February.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In February, the average sale price in North Philadelphia and City Center was 97.2% of the average list price, which is 0.9% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 80, higher than the average last year, which was 73, an increase of 10%.

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