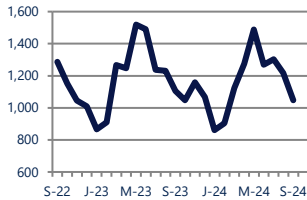


# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **PHILADELPHIA COUNTY HOUSING MARKET** SEPTEMBER 2024

## Units Sold

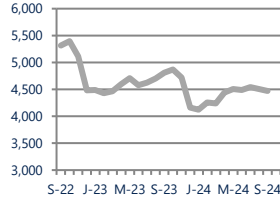
1,048



**Down -5%**  
Vs. Year Ago

## Active Inventory

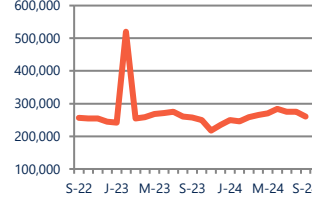
4,469



**Down -7%**  
Vs. Year Ago

## Median Sale Price

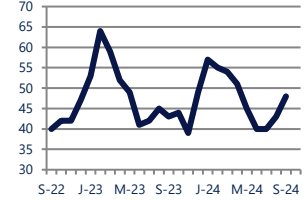
\$259,950



**Up 1%**  
Vs. Year Ago

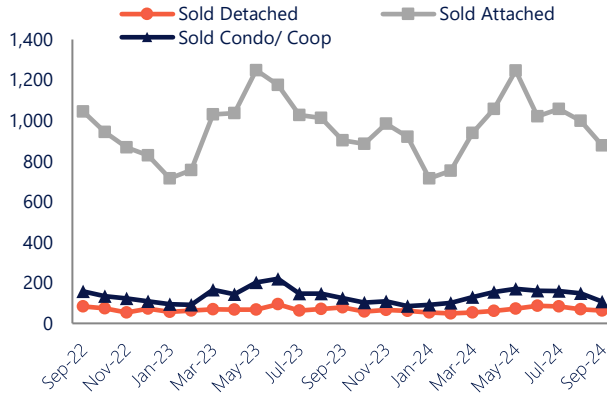
## Days On Market

48



**Up 12%**  
Vs. Year Ago

### Units Sold\*



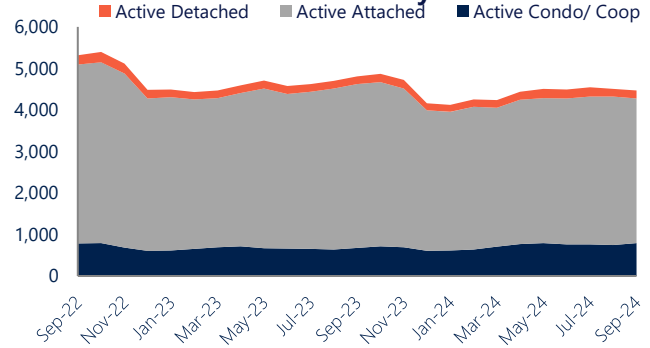
### Units Sold

There was a decrease in total units sold in September, with 1,048 sold this month in Philadelphia County versus 1,217 last month, a decrease of 14%. This month's total units sold was lower than at this time last year, a decrease of 5% versus September 2023.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 340 units or 7%. The total number of active inventory this September was 4,469 compared to 4,809 in September 2023. This month's total of 4,469 is lower than the previous month's total supply of available inventory of 4,508, a decrease of 1%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last September, the median sale price for Philadelphia County Homes was \$257,500. This September, the median sale price was \$259,950, an increase of 1% or \$2,450 compared to last year. The current median sold price is 5% lower than in August.

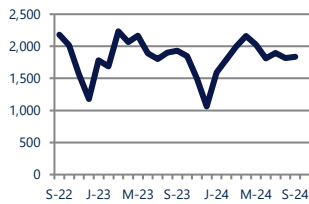
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **PHILADELPHIA COUNTY HOUSING MARKET** SEPTEMBER 2024

## New Listings

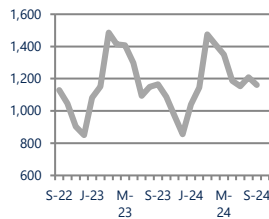
1,835



**Down -5%**  
Vs. Year Ago

## Current Contracts

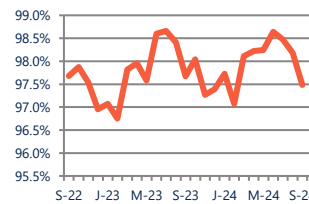
1,162



**No Change**  
Vs. Year Ago

## Sold Vs. List Price

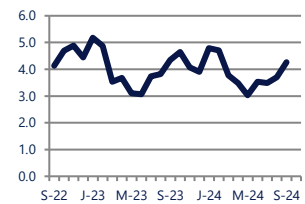
97.5%



**No Change**  
Vs. Year Ago

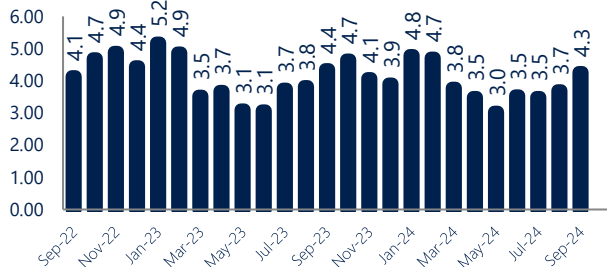
## Months of Supply

4.3



**No Change**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

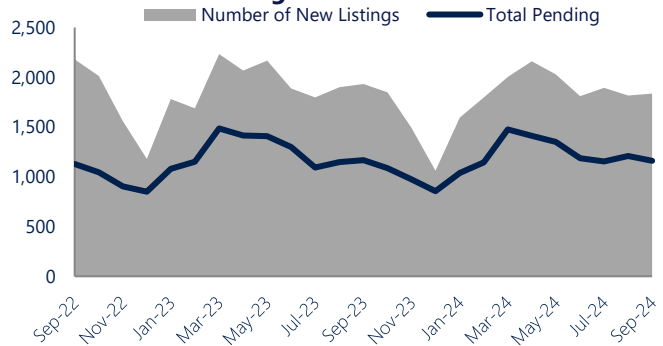
In September, there was 4.3 months of supply available in Philadelphia County. The amount of supply is similar compared to a year ago.

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.

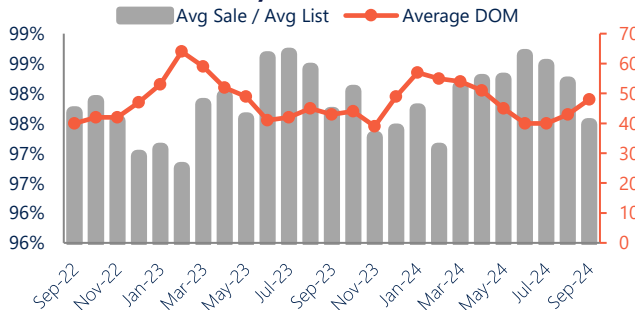
## New Listings & Current Contracts

This month there were 1,835 homes newly listed for sale in Philadelphia County compared to 1,932 in September 2023, a decrease of 5%. There were 1,162 current contracts pending sale this September, consistent with the volume a year ago. The number of current contracts is 4% lower than last month.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In September, the average sale price in Philadelphia County was 97.5% 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 48, higher than the average last year, which was 43, an increase of 12%.