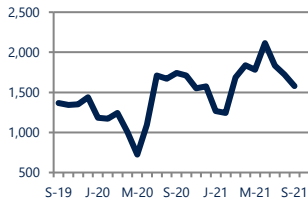




Units Sold

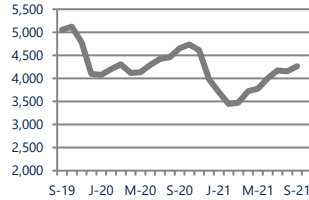
1,579



Down -9%
Vs. Year Ago

Active Inventory

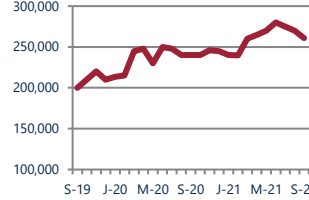
4,262



Down -8%
Vs. Year Ago

Median Sale Price

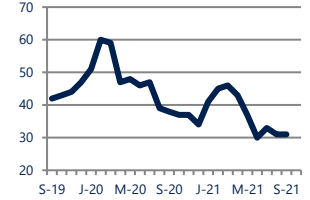
\$261,000



Up 9%
Vs. Year Ago

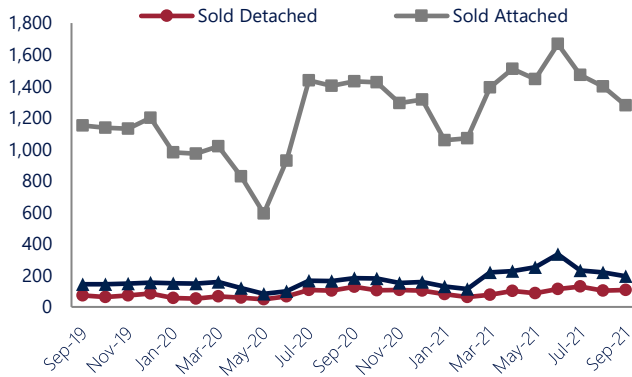
Days On Market

31



Down -18%
Vs. Year Ago

Units Sold*



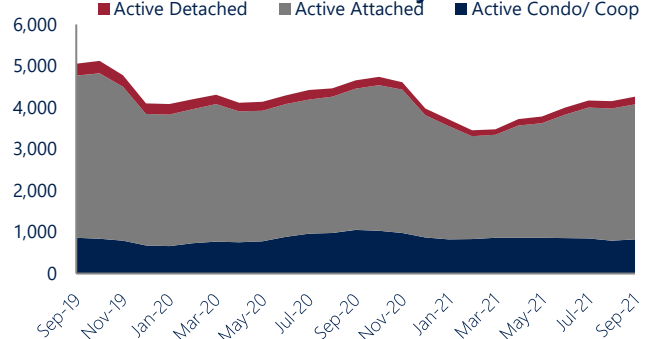
Units Sold

There was a decrease in total units sold in September, with 1,579 sold this month in Philadelphia County versus 1,720 last month, a decrease of 8%. This month's total units sold was lower than at this time last year, a decrease of 9% versus September 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 388 units or 8%. The total number of active inventory this September was 4,262 compared to 4,650 in September 2020. This month's total of 4,262 is higher than the previous month's total supply of available inventory of 4,150, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Philadelphia County Homes was \$240,000. This September, the median sale price was \$261,000, an increase of 9% or \$21,000 compared to last year. The current median sold price is 3% 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.



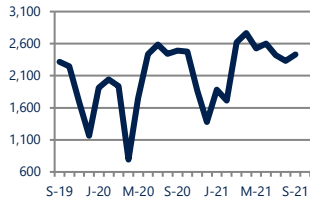
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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.





New Listings

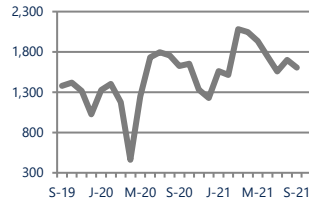
2,432



Down -2%
Vs. Year Ago

Current Contracts

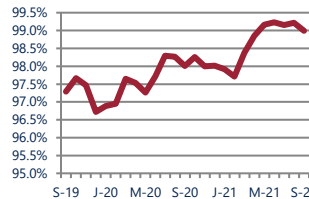
1,606



Down -1%
Vs. Year Ago

Sold Vs. List Price

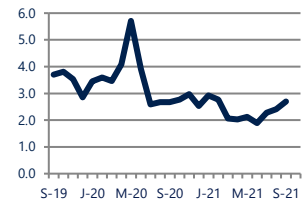
99.0%



Up 1%
Vs. Year Ago

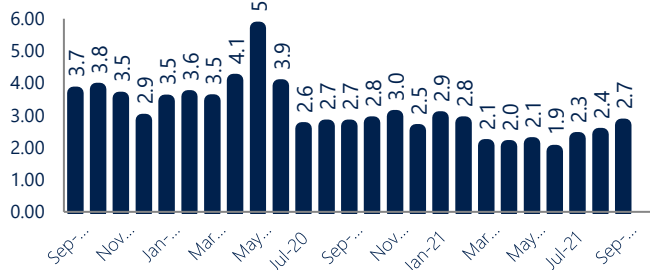
Months of Supply

2.7



No Change
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

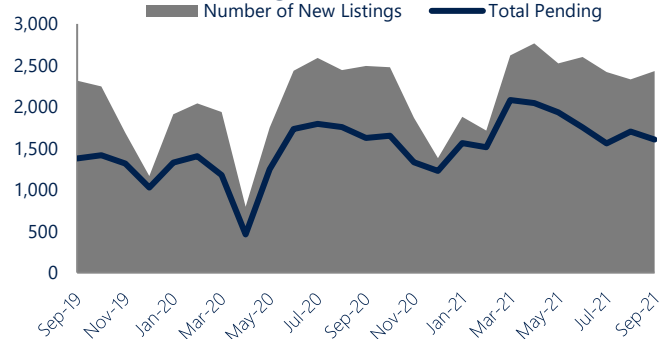
This month there were 2,432 homes newly listed for sale in Philadelphia County compared to 2,493 in September 2020, a decrease of 2%. There were 1,606 current contracts pending sale this September compared to 1,623 a year ago. The number of current contracts is 1% lower than last September.

Months of Supply

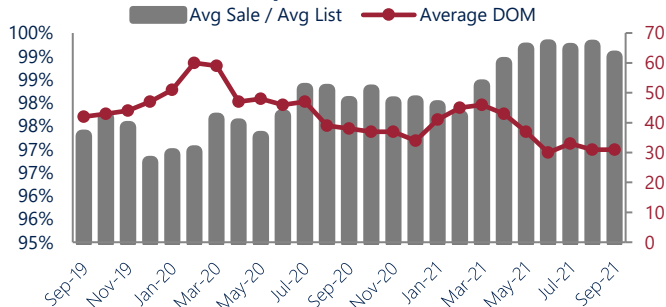
In September, there was 2.7 months of supply available in Philadelphia County. The amount of supply is similar compared to a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Philadelphia County was 99.0% of the average list price, which is 1.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 31, lower than the average last year, which was 38, a decrease of 18%.



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