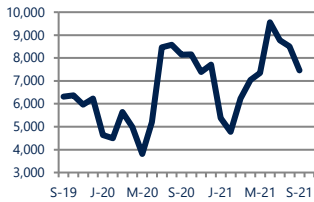




Units Sold

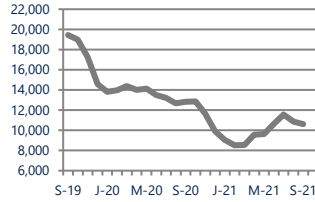
7,461



Down -8%
Vs. Year Ago

Active Inventory

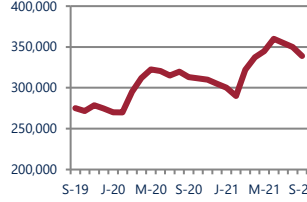
10,617



Down -17%
Vs. Year Ago

Median Sale Price

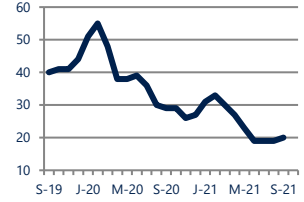
\$338,800



Up 8%
Vs. Year Ago

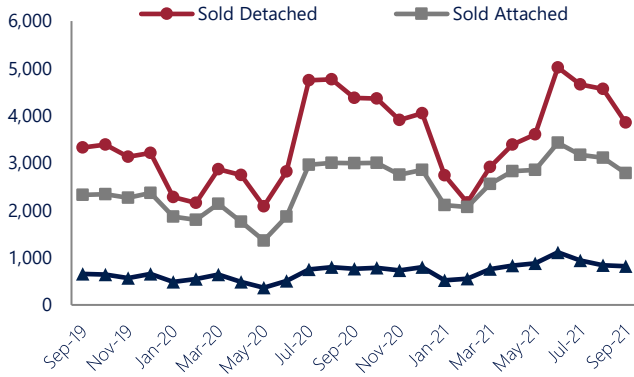
Days On Market

20



Down -31%
Vs. Year Ago

Units Sold*



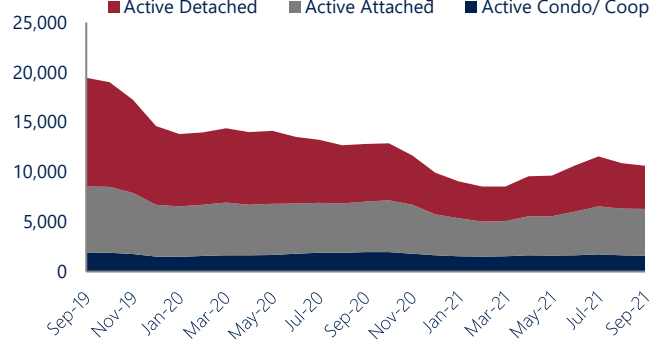
Units Sold

There was a decrease in total units sold in September, with 7,461 sold this month in Philadelphia Metro versus 8,507 last month, a decrease of 12%. This month's total units sold was lower than at this time last year, a decrease of 8% versus September 2020.

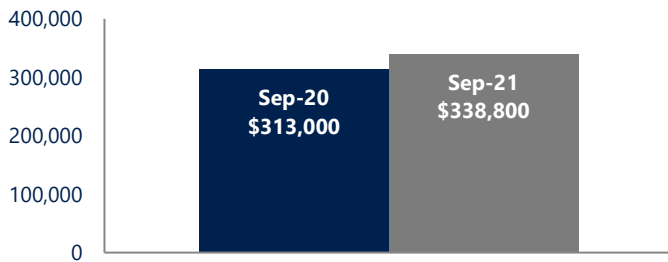
Active Inventory

Versus last year, the total number of homes available this month is lower by 2,197 units or 17%. The total number of active inventory this September was 10,617 compared to 12,814 in September 2020. This month's total of 10,617 is lower than the previous month's total supply of available inventory of 10,865, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Philadelphia Metro Homes was \$313,000. This September, the median sale price was \$338,800, an increase of 8% or \$25,800 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.



*Defined as the counties of Berks, Bucks, Chester, Delaware, Lehigh, Montgomery, Northampton, and Philadelphia in PA

*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.

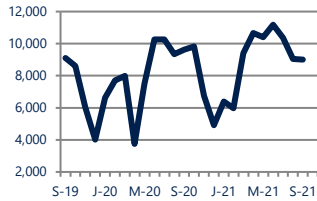
Information included in this report is based on data supplied by GLVR/BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of GLVR/BRIGHTMLS or Long & Foster Real Estate, Inc.





New Listings

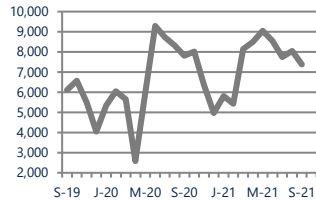
9,014



Down -6%
Vs. Year Ago

Current Contracts

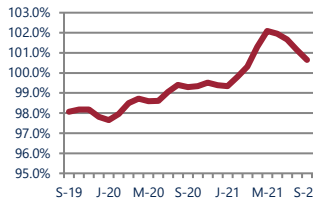
7,379



Down -6%
Vs. Year Ago

Sold Vs. List Price

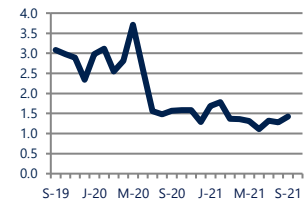
100.7%



Up 1.4%
Vs. Year Ago

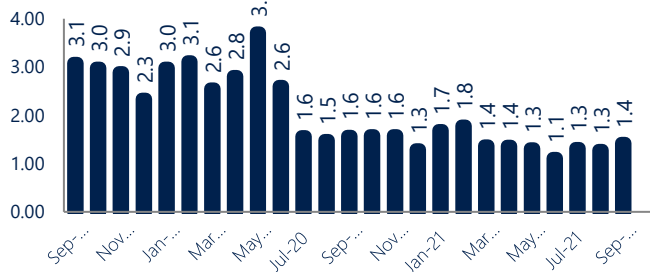
Months of Supply

1.4



Down -10%
Vs. Year Ago

Months Of Supply



Months of Supply

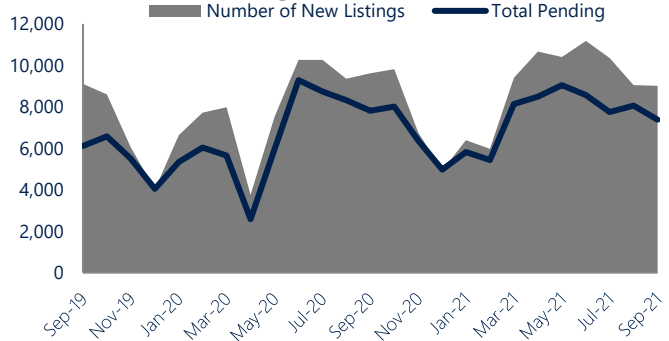
In September, there was 1.4 months of supply available in Philadelphia Metro, compared to 1.6 in September 2020. That is a decrease of 10% versus a year ago.

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.

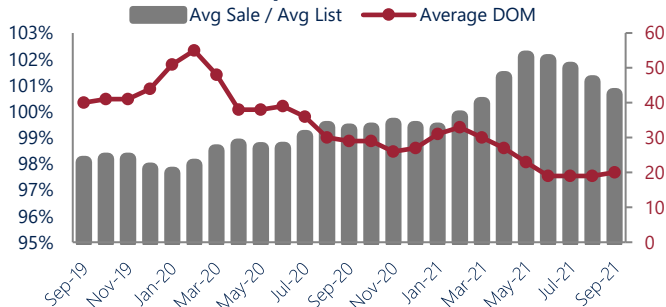
New Listings & Current Contracts

This month there were 9,014 homes newly listed for sale in Philadelphia Metro compared to 9,618 in September 2020, a decrease of 6%. There were 7,379 current contracts pending sale this September compared to 7,814 a year ago. The number of current contracts is 6% lower 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 Philadelphia Metro was 100.7% of the average list price, which is 1.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 20, lower than the average last year, which was 29, a decrease of 31%.



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