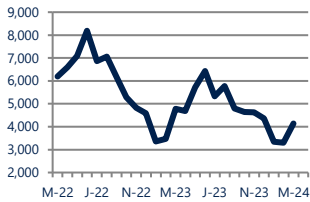


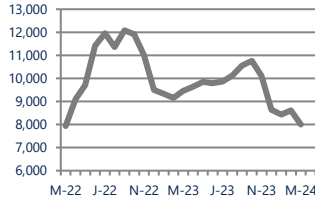


Units Sold
4,142



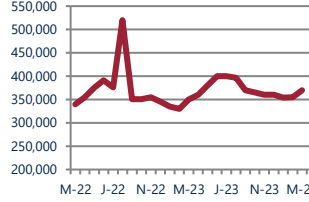
Down -13%
 Vs. Year Ago

Active Inventory
8,008



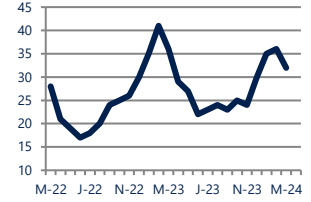
Down -15%
 Vs. Year Ago

Median Sale Price
\$370,000



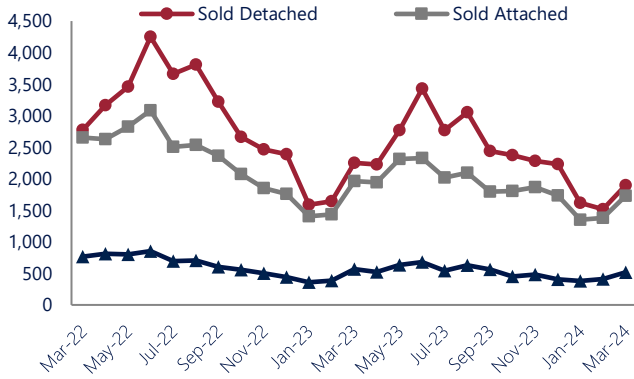
Up 6%
 Vs. Year Ago

Days On Market
32



Down -11%
 Vs. Year Ago

Units Sold*



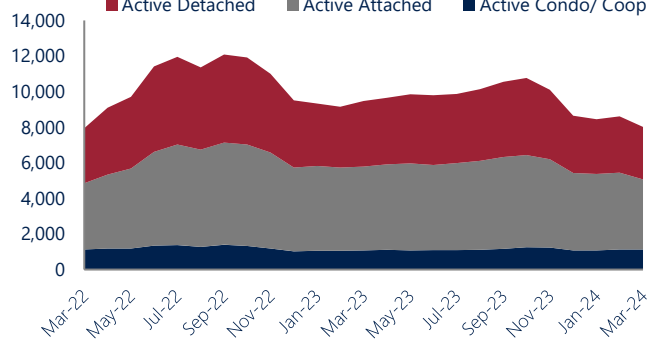
Units Sold

There was an increase in total units sold in March, with 4,142 sold this month in Philadelphia Metro versus 3,302 last month, an increase of 25%. This month's total units sold was lower than at this time last year, a decrease of 13% versus March 2023.

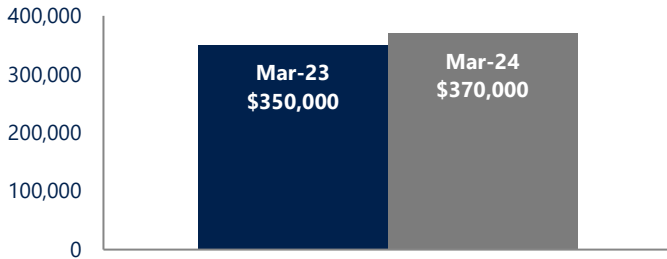
Active Inventory

Versus last year, the total number of homes available this month is lower by 1,458 units or 15%. The total number of active inventory this March was 8,008 compared to 9,466 in March 2023. This month's total of 8,008 is lower than the previous month's total supply of available inventory of 8,608, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Philadelphia Metro Homes was \$350,000. This March, the median sale price was \$370,000, an increase of 6% or \$20,000 compared to last year. The current median sold price is 4% higher than in February.

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

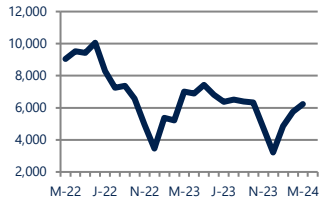
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

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New Listings

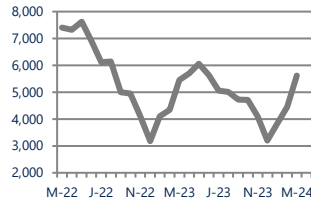
6,229



Down -11%
Vs. Year Ago

Current Contracts

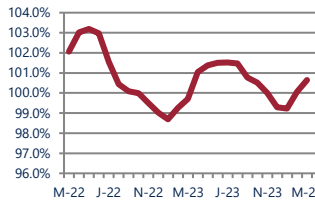
5,621



Up 3%
Vs. Year Ago

Sold Vs. List Price

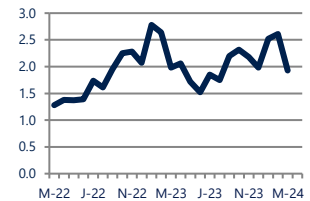
100.6%



Up 0.9%
Vs. Year Ago

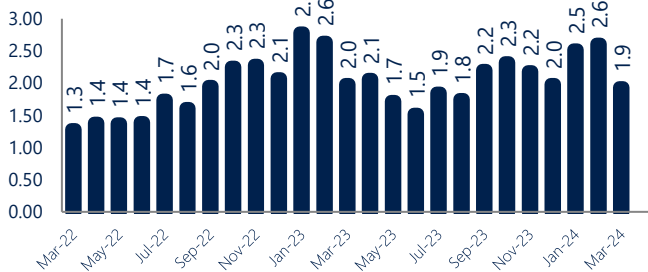
Months of Supply

1.9



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

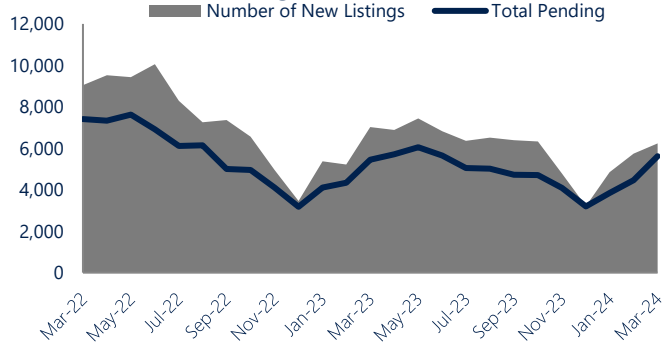
In March, there was 1.9 months of supply available in Philadelphia Metro. The amount of supply is similar compared to a year ago.

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.

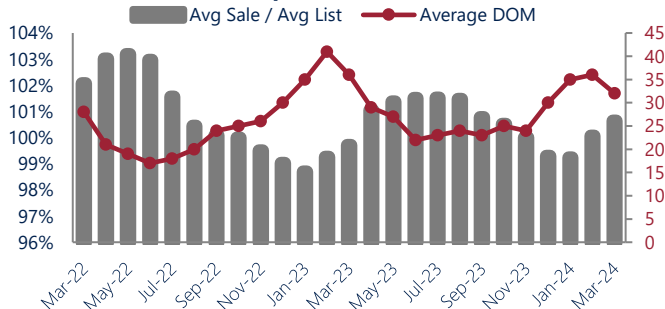
New Listings & Current Contracts

This month there were 6,229 homes newly listed for sale in Philadelphia Metro compared to 7,017 in March 2023, a decrease of 11%. There were 5,621 current contracts pending sale this March compared to 5,455 a year ago. The number of current contracts is 3% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Philadelphia Metro was 100.6% 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 32, lower than the average last year, which was 36, a decrease of 11%.

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