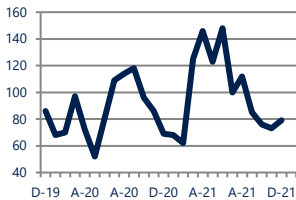




Zip Code(s): 19146

### Units Sold

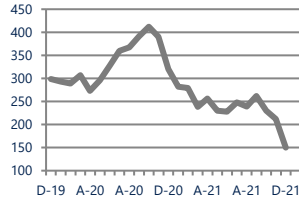
79



**Up 14%**  
Vs. Year Ago

### Active Inventory

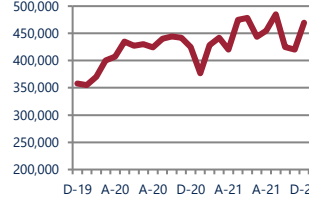
150



**Down -53%**  
Vs. Year Ago

### Median Sale Price

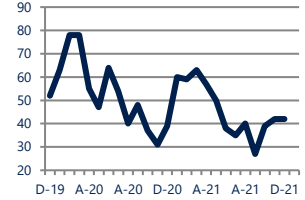
\$469,650



**Up 11%**  
Vs. Year Ago

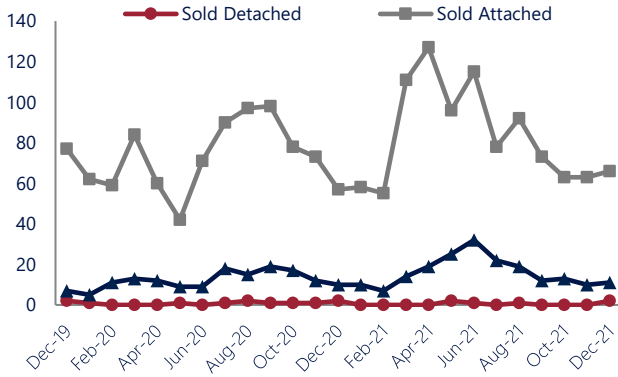
### Days On Market

42



**Up 8%**  
Vs. Year Ago

### Units Sold\*

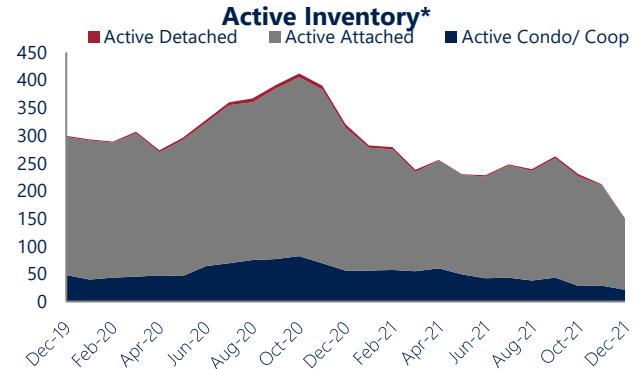


### Units Sold

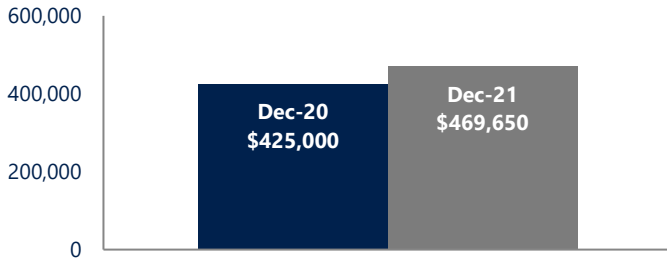
There was an increase in total units sold in December, with 79 sold this month in Point Breeze and Grays Ferry versus 73 last month, an increase of 8%. This month's total units sold was higher than at this time last year, an increase of 14% versus December 2020.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 170 units or 53%. The total number of active inventory this December was 150 compared to 320 in December 2020. This month's total of 150 is lower than the previous month's total supply of available inventory of 212, a decrease of 29%.



### Median Sale Price



### Median Sale Price

Last December, the median sale price for Point Breeze and Grays Ferry Homes was \$425,000. This December, the median sale price was \$469,650, an increase of 11% or \$44,650 compared to last year. The current median sold price is 12% higher than in November.

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

Point Breeze and Grays Ferry are defined as properties listed in zip code/s 19146.

\*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.

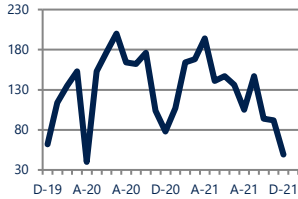




Zip Code(s): 19146

### New Listings

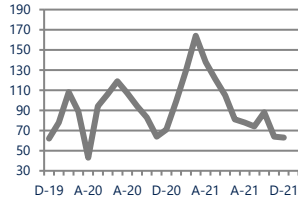
49



Down -37%  
Vs. Year Ago

### Current Contracts

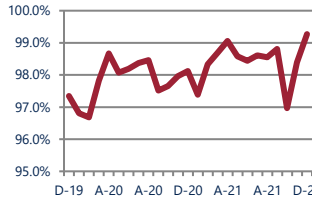
63



Down -11%  
Vs. Year Ago

### Sold Vs. List Price

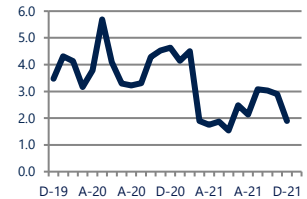
99.3%



Up 1.2%  
Vs. Year Ago

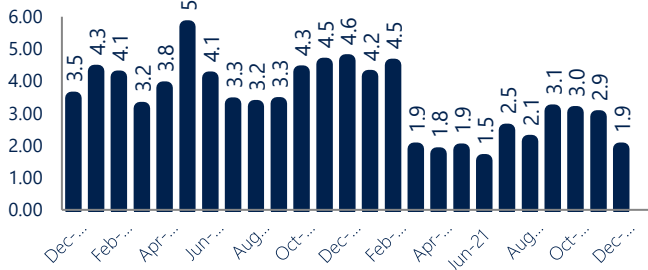
### Months of Supply

1.9



Down -59%  
Vs. Year Ago

### Months of Supply



### Months of Supply

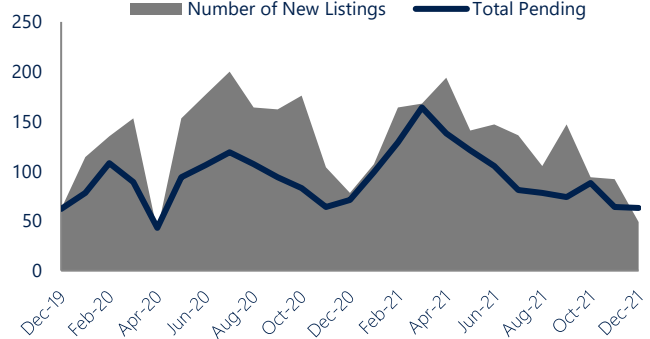
In December, there was 1.9 months of supply available in Point Breeze and Grays Ferry, compared to 4.6 in December 2020. That is a decrease of 59% versus a year ago.

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.

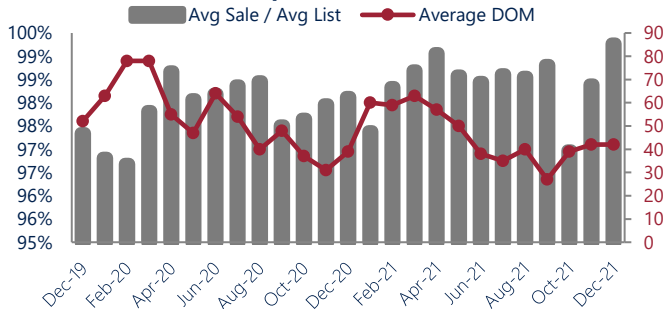
### New Listings & Current Contracts

This month there were 49 homes newly listed for sale in Point Breeze and Grays Ferry compared to 78 in December 2020, a decrease of 37%. There were 63 current contracts pending sale this December compared to 71 a year ago. The number of current contracts is 11% lower than last December.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In December, the average sale price in Point Breeze and Grays Ferry was 99.3% of the average list price, which is 1.2% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 42, higher than the average last year, which was 39, an increase of 8%.

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