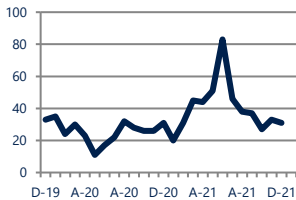




Zip Code(s): 19103

Units Sold

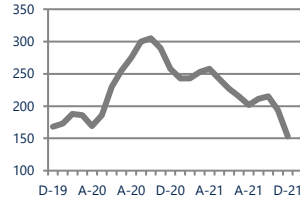
31



No Change
Vs. Year Ago

Active Inventory

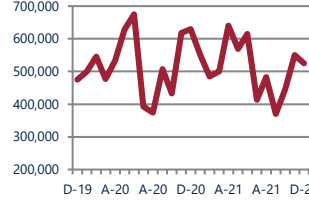
153



Down -41%
Vs. Year Ago

Median Sale Price

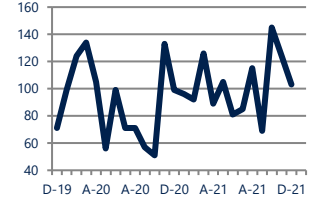
\$525,000



Down -17%
Vs. Year Ago

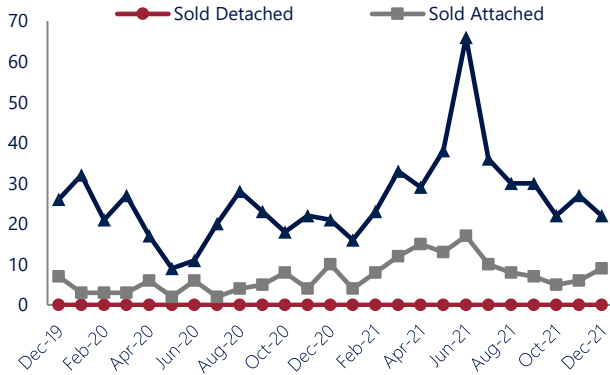
Days On Market

103



Up 4%
Vs. Year Ago

Units Sold*



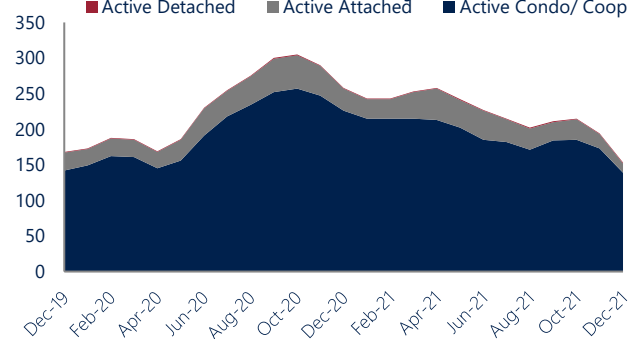
Units Sold

There was a decrease in total units sold in December, with 31 sold this month in Rittenhouse Square, Center City West, and Logan Square, a decrease of 6%. This month's total units sold is similar compared to a year ago.

Active Inventory

Versus last year, the total number of homes available this month is lower by 105 units or 41%. The total number of active inventory this December was 153 compared to 258 in December 2020. This month's total of 153 is lower than the previous month's total supply of available inventory of 194, a decrease of 21%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Rittenhouse Square, Center City West, and Logan Square Homes was \$630,000. This December, the median sale price was \$525,000, a decrease of 17% or \$105,000 compared to last year. The current median sold price is 5% lower 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.

Rittenhouse Square, Center City West, and Logan Square are defined as properties listed in zip code/s 19103.

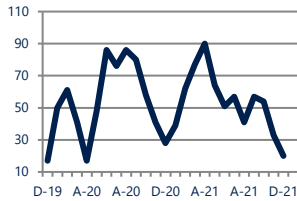
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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): 19103

New Listings

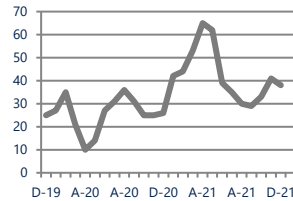
20



Down -29%
Vs. Year Ago

Current Contracts

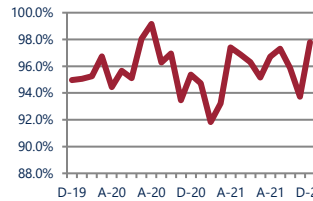
38



Up 46%
Vs. Year Ago

Sold Vs. List Price

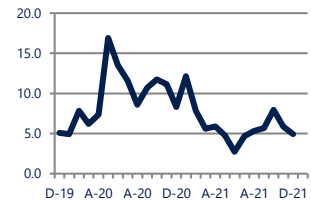
97.8%



Up 2.5%
Vs. Year Ago

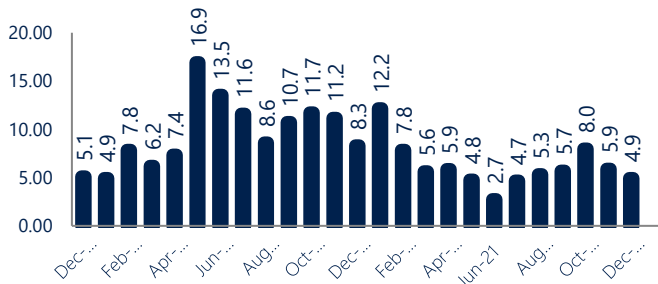
Months of Supply

4.9



Down -41%
Vs. Year Ago

Months Of Supply



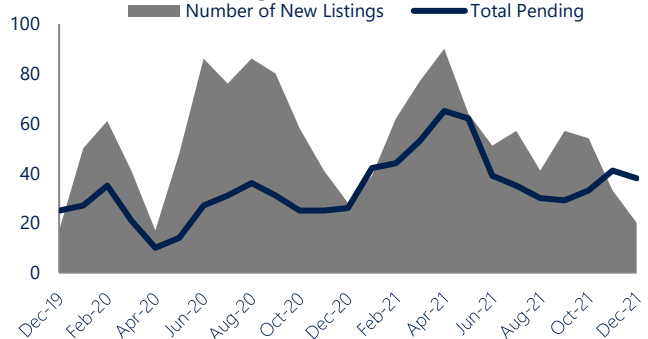
New Listings & Current Contracts

This month there were 20 homes newly listed for sale in Rittenhouse Square, Center City West, and Logan Square compared to 28 in December 2020, a decrease of 29%. There were 38 current contracts pending sale this December compared to 26 a year ago. The number of current contracts is 46% higher than last December.

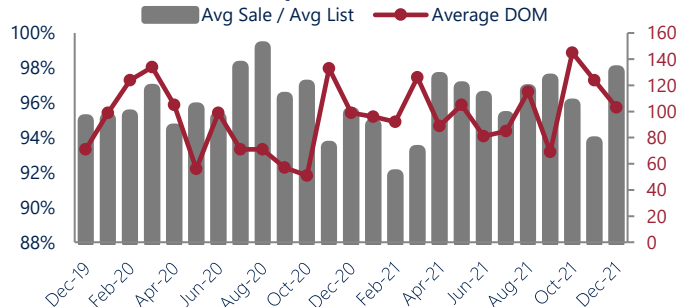
Months of Supply

In December, there was 4.9 months of supply available in Rittenhouse Square, Center City West, and Logan Square, compared to 8.3 in December 2020. That is a decrease of 41% 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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Rittenhouse Square, Center City West, and Logan Square was 97.8% of the average list price, which is 2.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 103, higher than the average last year, which was 99, an increase of 4%.



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