



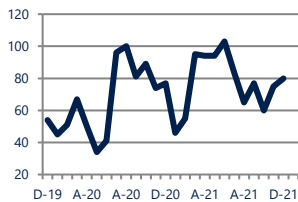
Focus On: South Philadelphia East Housing Market

December 2021

Zip Code(s): 19148

Units Sold

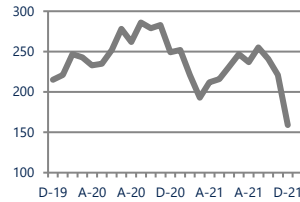
80



Up 4%
Vs. Year Ago

Active Inventory

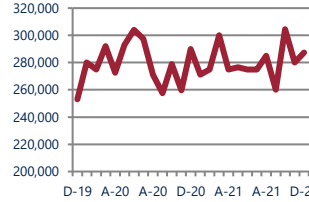
159



Down -36%
Vs. Year Ago

Median Sale Price

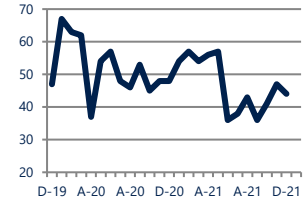
\$287,450



Down -1%
Vs. Year Ago

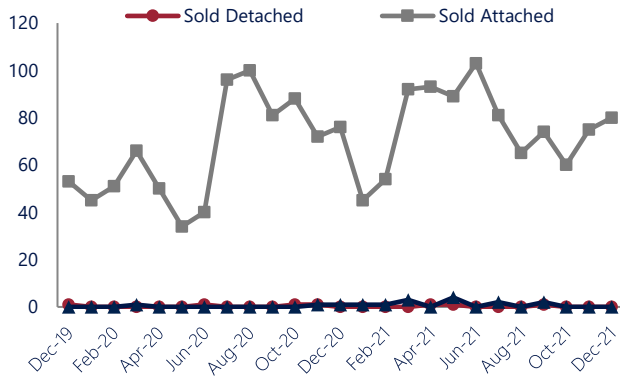
Days On Market

44



Down -8%
Vs. Year Ago

Units Sold*



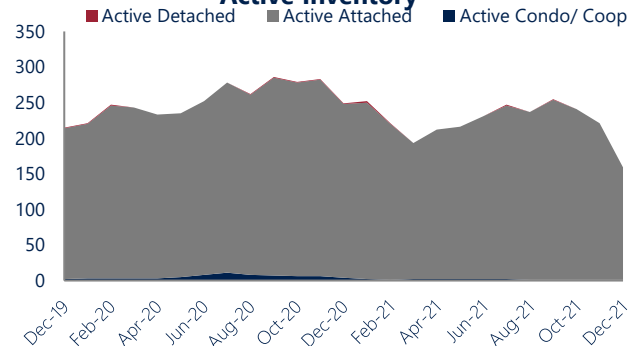
Units Sold

There was an increase in total units sold in December, with 80 sold this month in South Philadelphia East versus 75 last month, an increase of 7%. This month's total units sold was higher than at this time last year, an increase of 4% versus December 2020.

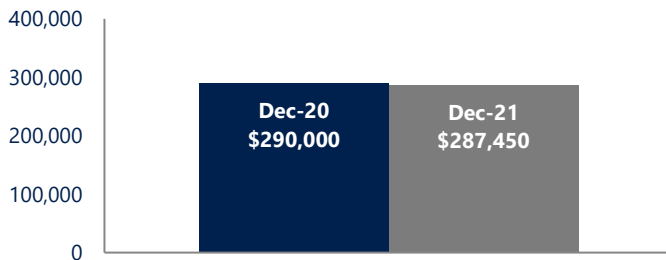
Active Inventory

Versus last year, the total number of homes available this month is lower by 90 units or 36%. The total number of active inventory this December was 159 compared to 249 in December 2020. This month's total of 159 is lower than the previous month's total supply of available inventory of 221, a decrease of 28%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for South Philadelphia East Homes was \$290,000. This December, the median sale price was \$287,450, a decrease of 1% or \$2,550 compared to last year. The current median sold price is 3% 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.

South Philadelphia East are defined as properties listed in zip code/s 19148.

*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.

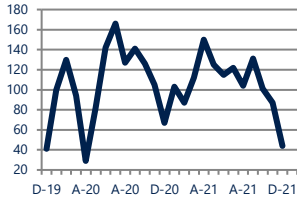




Zip Code(s): 19148

New Listings

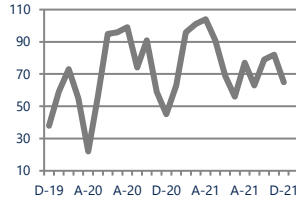
44



Down -34%
Vs. Year Ago

Current Contracts

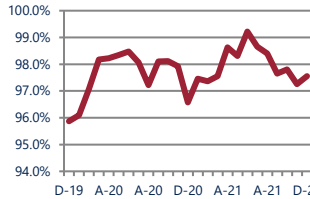
65



Up 44%
Vs. Year Ago

Sold Vs. List Price

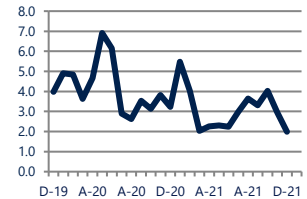
97.6%



Up 1%
Vs. Year Ago

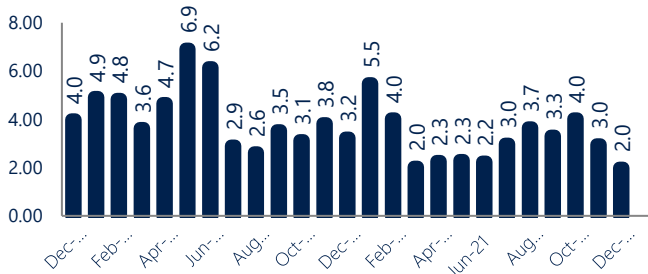
Months of Supply

2.0



Down -38%
Vs. Year Ago

Months Of Supply



Months of Supply

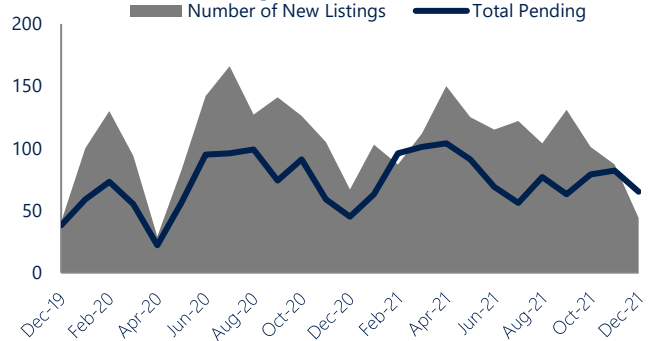
In December, there was 2.0 months of supply available in South Philadelphia East, compared to 3.2 in December 2020. That is a decrease of 39% versus a year ago.

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.

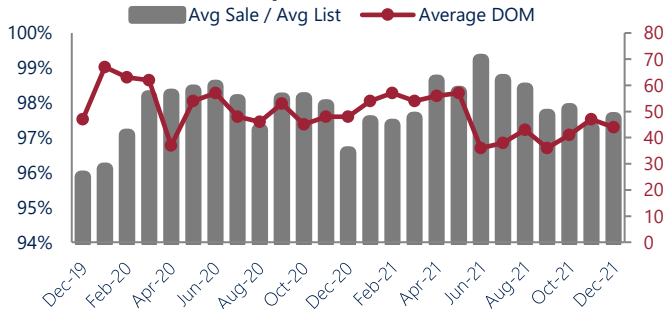
New Listings & Current Contracts

This month there were 44 homes newly listed for sale in South Philadelphia East compared to 67 in December 2020, a decrease of 34%. There were 65 current contracts pending sale this December compared to 45 a year ago. The number of current contracts is 44% higher 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 South Philadelphia East was 97.6% 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 44, lower than the average last year, which was 48, a decrease of 8%.



South Philadelphia East are defined as properties listed in zip code/s 19148.

*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.

