



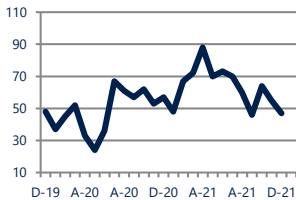
Focus On: South Philadelphia West Housing Market

December 2021

Zip Code(s): 19145

Units Sold

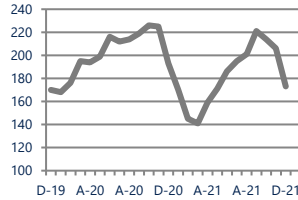
47



Down -18%
Vs. Year Ago

Active Inventory

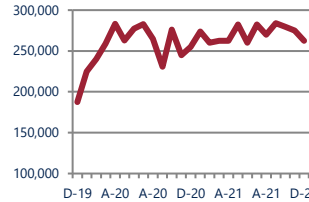
173



Down -10%
Vs. Year Ago

Median Sale Price

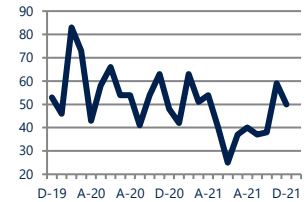
\$262,300



Up 3%
Vs. Year Ago

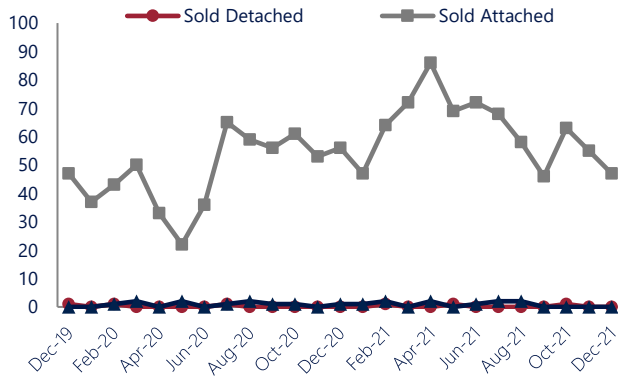
Days On Market

50



Up 4%
Vs. Year Ago

Units Sold*



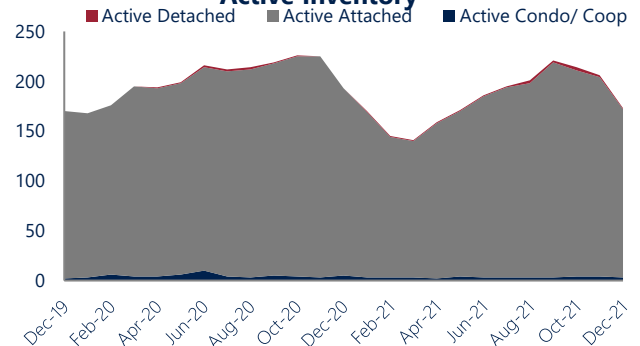
Units Sold

There was a decrease in total units sold in December, with 47 sold this month in South Philadelphia West versus 55 last month, a decrease of 15%. This month's total units sold was lower than at this time last year, a decrease of 18% versus December 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 20 units or 10%. The total number of active inventory this December was 173 compared to 193 in December 2020. This month's total of 173 is lower than the previous month's total supply of available inventory of 206, a decrease of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for South Philadelphia West Homes was \$255,000. This December, the median sale price was \$262,300, an increase of 3% or \$7,300 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.

South Philadelphia West are defined as properties listed in zip code/s 19145.

*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.





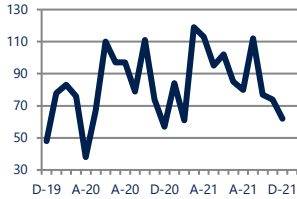
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December 2021

Zip Code(s): 19145

New Listings

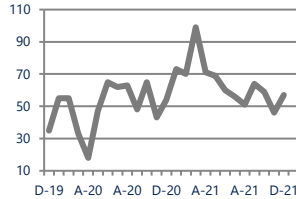
62



Up 9%
Vs. Year Ago

Current Contracts

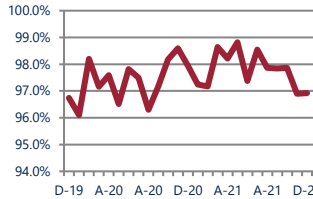
57



Up 6%
Vs. Year Ago

Sold Vs. List Price

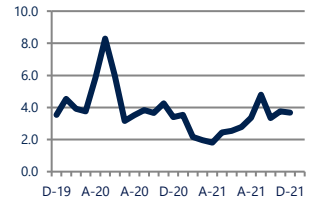
96.9%



Down -1.1%
Vs. Year Ago

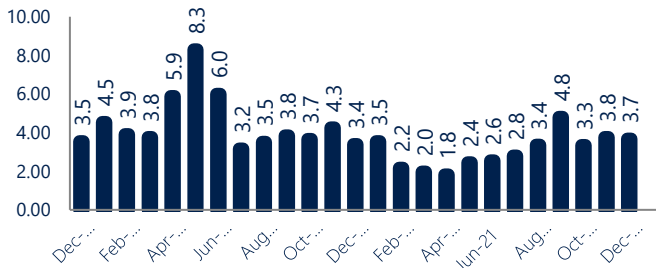
Months of Supply

3.7



Up 9%
Vs. Year Ago

Months Of Supply



Months of Supply

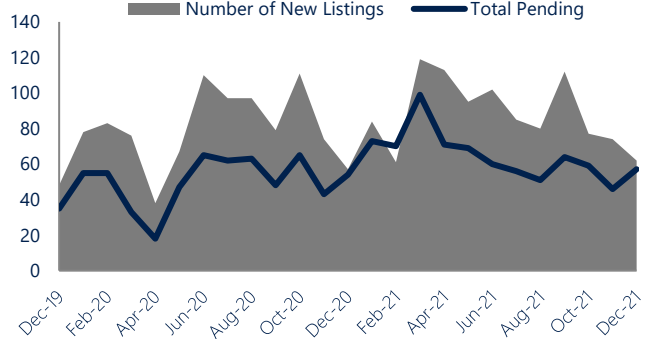
In December, there was 3.7 months of supply available in South Philadelphia West, compared to 3.4 in December 2020. That is an increase of 9% versus a year ago.

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.

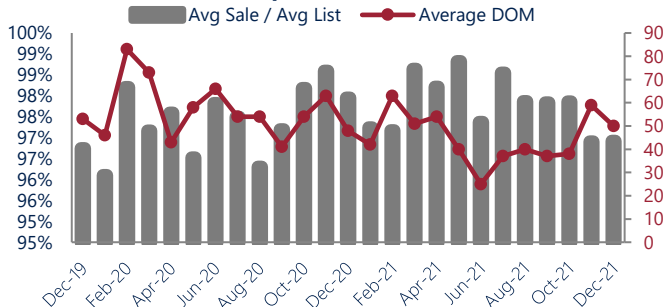
New Listings & Current Contracts

This month there were 62 homes newly listed for sale in South Philadelphia West compared to 57 in December 2020, an increase of 9%. There were 57 current contracts pending sale this December compared to 54 a year ago. The number of current contracts is 6% 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 West was 96.9% of the average list price, which is 1.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 50, higher than the average last year, which was 48, an increase of 4%.



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