

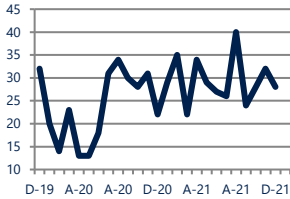


**Focus On: Southwest Philadelphia Housing Market**

December 2021

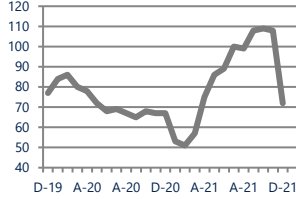
Zip Code(s): 19142 and 19153

**Units Sold**  
28



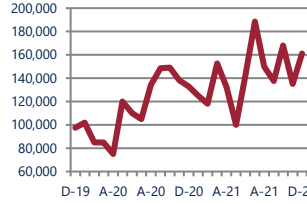
**Up 27%**  
Vs. Year Ago

**Active Inventory**  
72



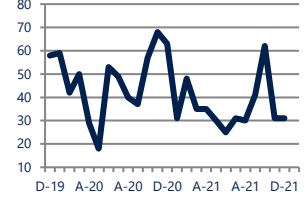
**Up 7%**  
Vs. Year Ago

**Median Sale Price**  
\$161,250



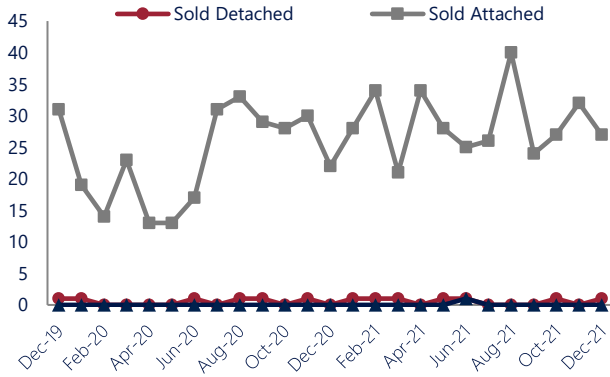
**Up 21%**  
Vs. Year Ago

**Days On Market**  
31



**Down**  
Vs. Year Ago

**Units Sold\***



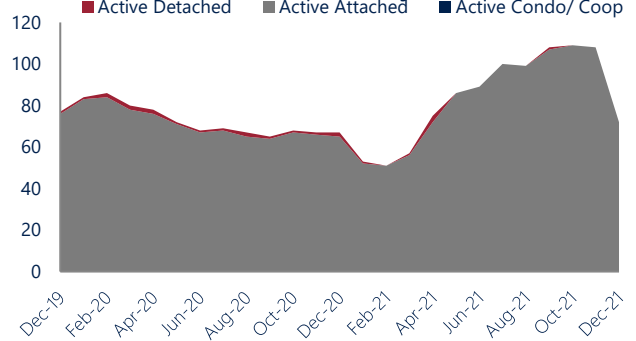
**Units Sold**

There was a decrease in total units sold in December, with 28 sold this month in Southwest Philadelphia versus 32 last month, a decrease of 13%. This month's total units sold was higher than at this time last year, an increase of 27% versus December 2020.

**Active Inventory**

Versus last year, the total number of homes available this month is higher by 5 units or 7%. The total number of active inventory this December was 72 compared to 67 in December 2020. This month's total of 72 is lower than the previous month's total supply of available inventory of 108, a decrease of 33%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last December, the median sale price for Southwest Philadelphia Homes was \$133,000. This December, the median sale price was \$161,250, an increase of 21% or \$28,250 compared to last year. The current median sold price is 19% 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.

Southwest Philadelphia are defined as properties listed in zip code/s 19142 and 19153.

\*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.





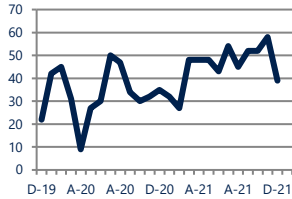
## Focus On: Southwest Philadelphia Housing Market

December 2021

Zip Code(s): 19142 and 19153

### New Listings

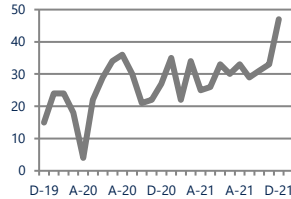
39



Up 11%  
Vs. Year Ago

### Current Contracts

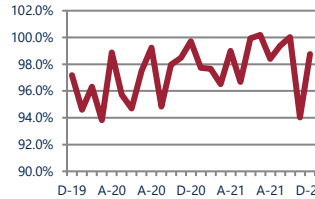
47



Up 74%  
Vs. Year Ago

### Sold Vs. List Price

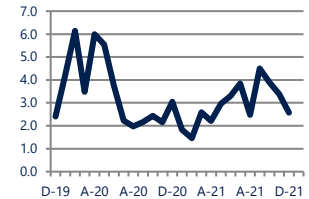
98.8%



Down -1%  
Vs. Year Ago

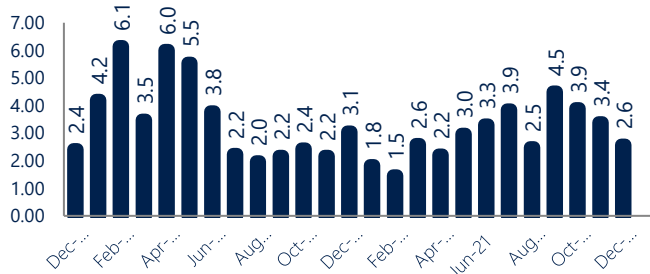
### Months of Supply

2.6



Down -16%  
Vs. Year Ago

### Months of Supply



### Months of Supply

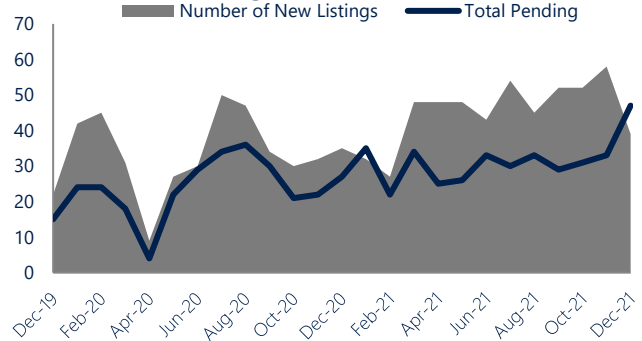
In December, there was 2.6 months of supply available in Southwest Philadelphia, compared to 3.0 in December 2020. That is a decrease of 16% versus a year ago.

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.

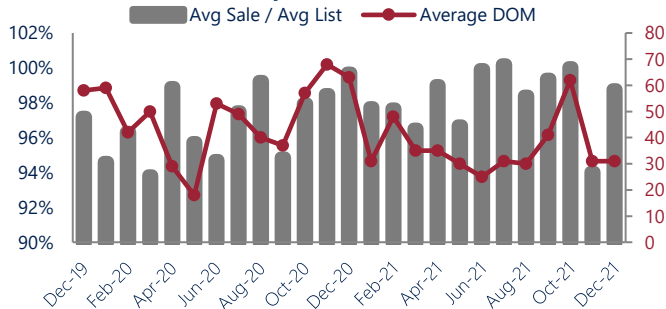
### New Listings & Current Contracts

This month there were 39 homes newly listed for sale in Southwest Philadelphia compared to 35 in December 2020, an increase of 11%. There were 47 current contracts pending sale this December compared to 27 a year ago. The number of current contracts is 74% 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 Southwest Philadelphia was 98.8% of the average list price, which is 0.9% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 31, lower than the average last year, which was 63. This decrease was impacted by the limited number of sales.

Southwest Philadelphia are defined as properties listed in zip code/s 19142 and 19153.

\*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.

