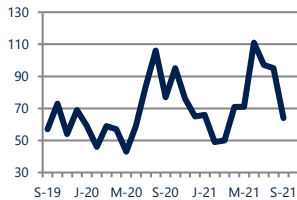




Zip Code(s): 19064, 19081, 19070, 19086 and 19033

Units Sold

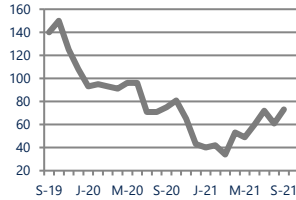
64



Down -17%
Vs. Year Ago

Active Inventory

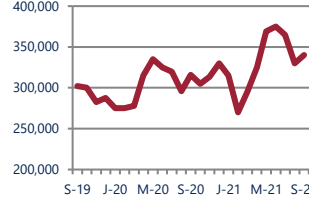
73



Down -3%
Vs. Year Ago

Median Sale Price

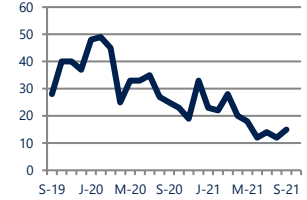
\$340,000



Up 8%
Vs. Year Ago

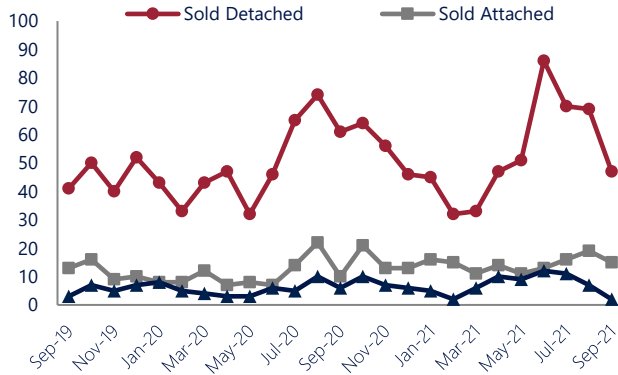
Days On Market

15



Down -40%
Vs. Year Ago

Units Sold*



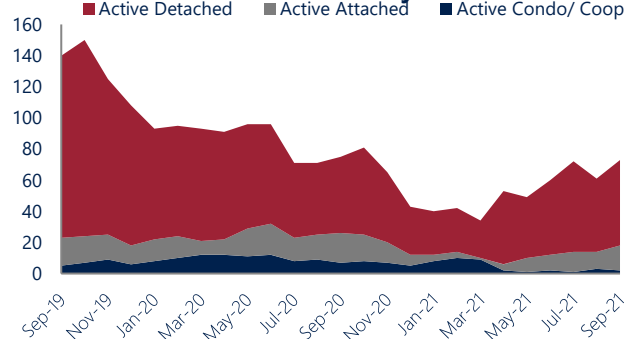
Units Sold

There was a decrease in total units sold in September, with 64 sold this month in Springfield, Wallingford, and Swarthmore versus 95 last month, a decrease of 33%. This month's total units sold was lower than at this time last year, a decrease of 17% versus September 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 2 units or 3%. The total number of active inventory this September was 73 compared to 75 in September 2020. This month's total of 73 is higher than the previous month's total supply of available inventory of 61, an increase of 20%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Springfield, Wallingford, and Swarthmore Homes was \$316,000. This September, the median sale price was \$340,000, an increase of 8% or \$24,000 compared to last year. The current median sold price is 3% higher than in August.

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

Springfield, Wallingford, and Swarthmore are defined as properties listed in zip code/s 19064, 19081, 19070, 19086 and 19033.

*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.

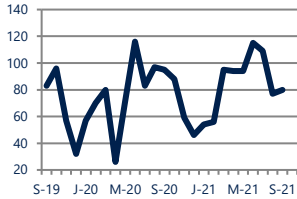




Zip Code(s): 19064, 19081, 19070, 19086 and 19033

New Listings

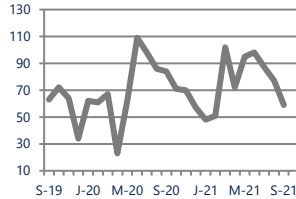
80



Down -16%
Vs. Year Ago

Current Contracts

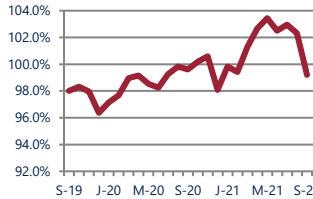
59



Down -30%
Vs. Year Ago

Sold Vs. List Price

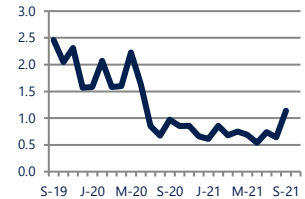
99.2%



No Change
Vs. Year Ago

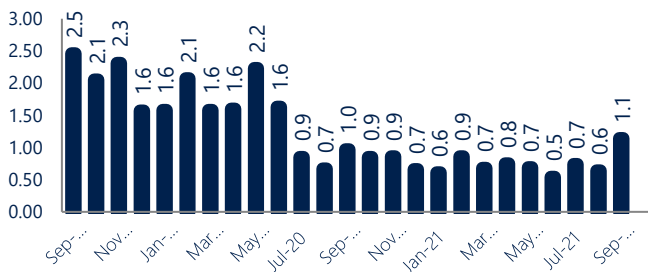
Months of Supply

1.1



Up 18%
Vs. Year Ago

Months Of Supply



Months of Supply

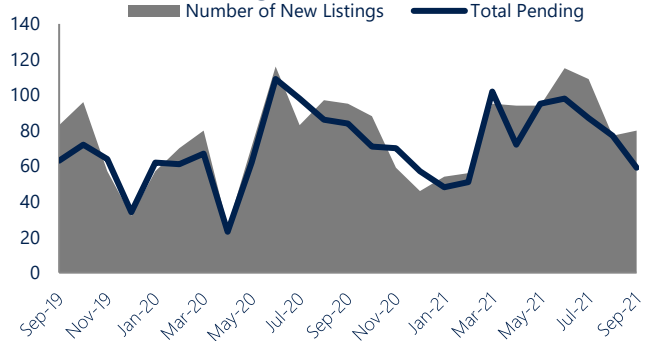
In September, there was 1.1 months of supply available in Springfield, Wallingford, and Swarthmore, compared to 1.0 in September 2020. That is an increase of 17% versus a year ago.

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.

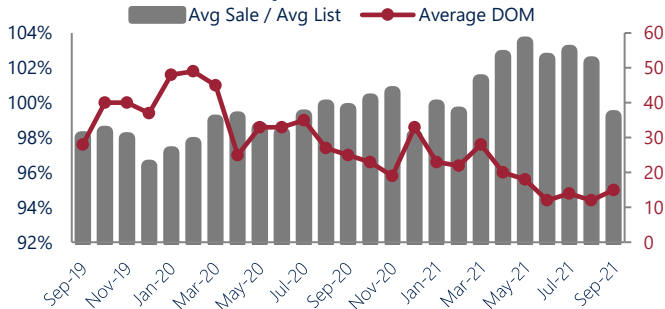
New Listings & Current Contracts

This month there were 80 homes newly listed for sale in Springfield, Wallingford, and Swarthmore compared to 95 in September 2020, a decrease of 16%. There were 59 current contracts pending sale this September compared to 84 a year ago. The number of current contracts is 30% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Springfield, Wallingford, and Swarthmore was 99.2% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 15, lower than the average last year, which was 25, a decrease of 40%.



Springfield, Wallingford, and Swarthmore are defined as properties listed in zip code/s 19064, 19081, 19070, 19086 and 19033.

*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.

