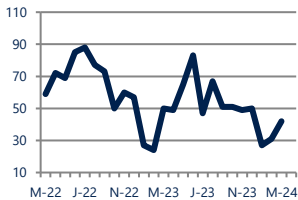




Zip Code(s): 19064, 19081, 19070, 19086 and 19033

Units Sold

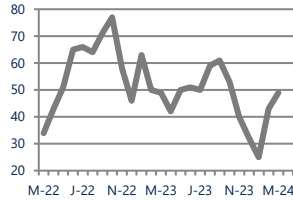
42



Down -16%
Vs. Year Ago

Active Inventory

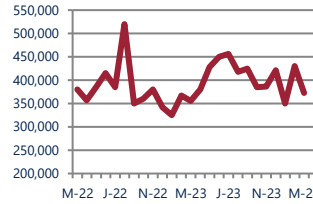
49



No Change
Vs. Year Ago

Median Sale Price

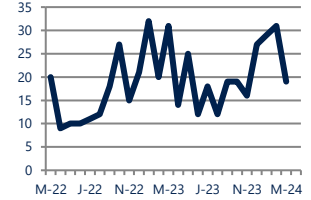
\$372,500



Up 5%
Vs. Year Ago

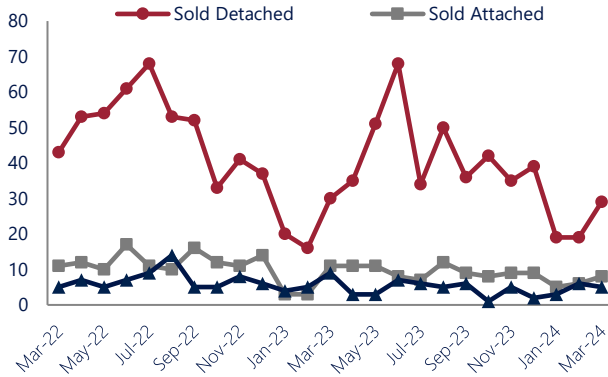
Days On Market

19



Down -39%
Vs. Year Ago

Units Sold*



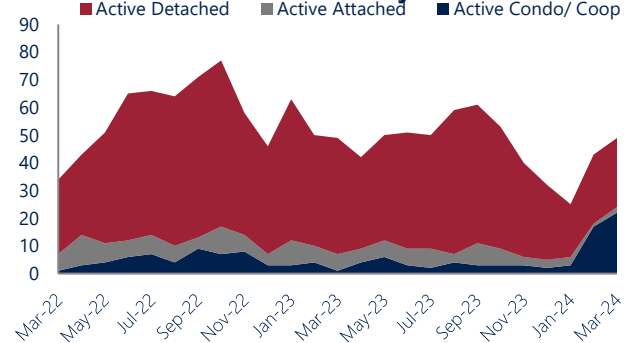
Units Sold

There was an increase in total units sold in March, with 42 sold this month in Springfield, Wallingford, and Swarthmore. This month's total units sold was lower than at this time last year.

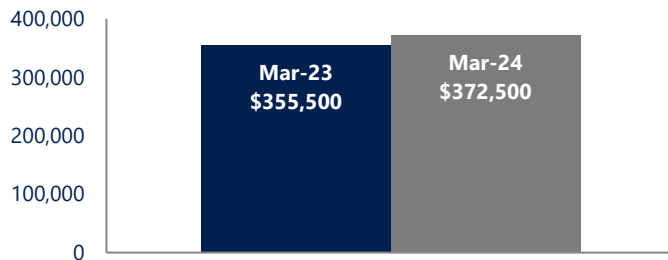
Active Inventory

The total number of homes available this month is 49 units, which is similar compared to a year ago. This month's total of 49 is higher than the previous month's total supply of available inventory of 43, an increase of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Springfield, Wallingford, and Swarthmore Homes was \$355,500. This March, the median sale price was \$372,500, an increase of 5% or \$17,000 compared to last year. The current median sold price is 13% lower than in February.

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.

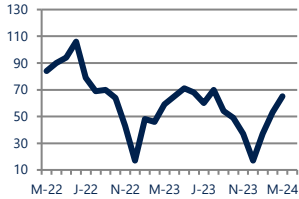
Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently 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

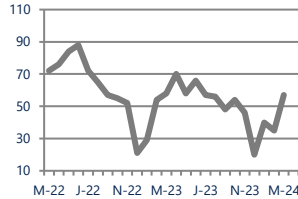
65



Up 10%
Vs. Year Ago

Current Contracts

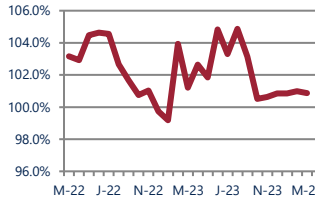
57



Down -2%
Vs. Year Ago

Sold Vs. List Price

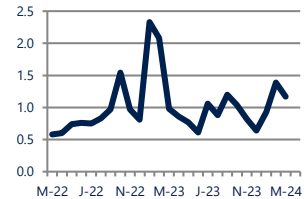
100.9%



No Change
Vs. Year Ago

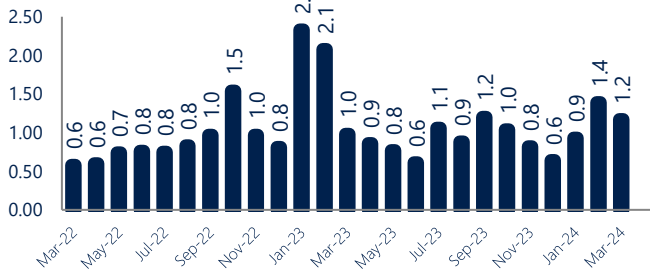
Months of Supply

1.2



Up 19%
Vs. Year Ago

Months Of Supply



Months of Supply

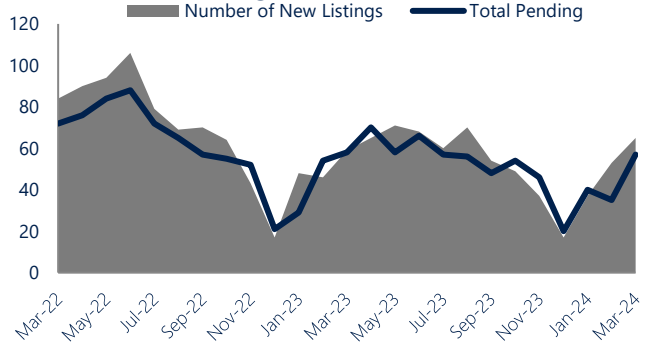
In March, there was 1.2 months of supply available in Springfield, Wallingford, and Swarthmore, compared to 1.0 in March 2023. That is an increase of 19% versus a year ago.

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.

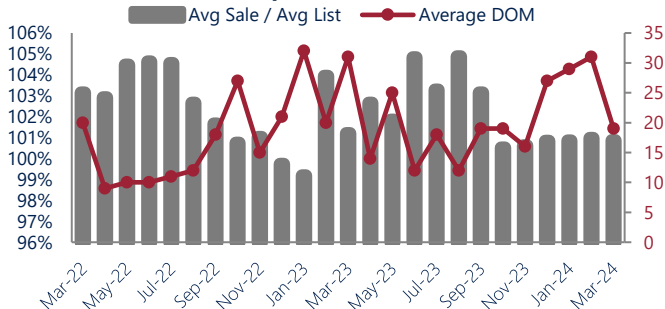
New Listings & Current Contracts

This month there were 65 homes newly listed for sale in Springfield, Wallingford, and Swarthmore compared to 59 in March 2023, an increase of 10%. There were 57 current contracts pending sale this March compared to 58 a year ago. The number of current contracts is 2% lower than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Springfield, Wallingford, and Swarthmore was 100.9% 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 19, lower than the average last year, which was 31, a decrease of 39%.

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