

THE LONG & FOSTER MARKET MINUTE™

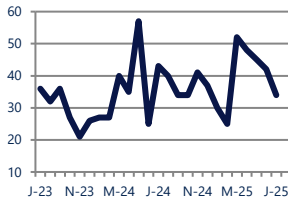
FOCUS ON: WEST PHILADELPHIA AND UNIVERSITY CITY HOUSING MARKET

JULY 2025

Zip Code(s): 19104 and 19139

Units Sold

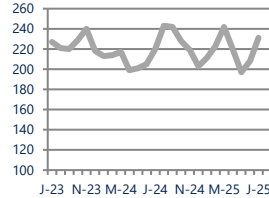
34



Down -21%
Vs. Year Ago

Active Inventory

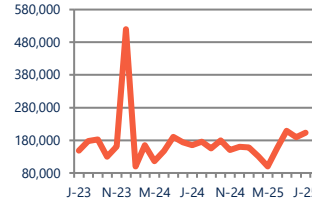
231



Up 5%
Vs. Year Ago

Median Sale Price

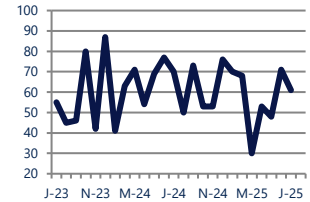
\$203,000



Up 23%
Vs. Year Ago

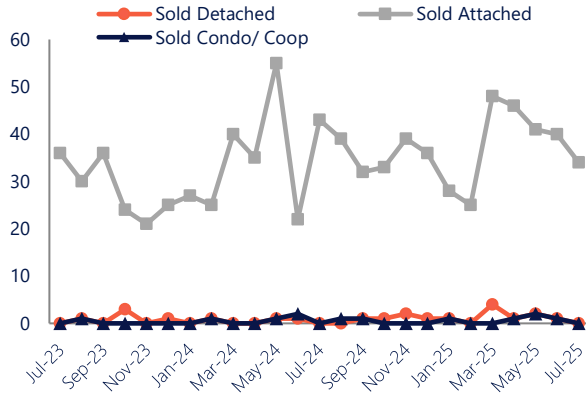
Days On Market

61



Down -13%
Vs. Year Ago

Units Sold*



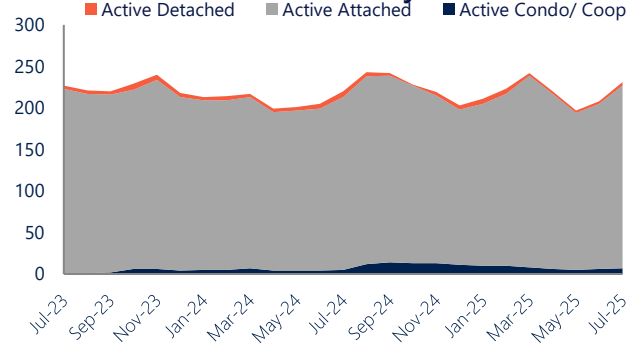
Units Sold

There was a decrease in total units sold in July, with 34 sold this month in West Philadelphia and University City versus 42 last month, a decrease of 19%. This month's total units sold was lower than at this time last year, a decrease of 21% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 11 units or 5%. The total number of active inventory this July was 231 compared to 220 in July 2024. This month's total of 231 is higher than the previous month's total supply of available inventory of 208, an increase of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for West Philadelphia and University City Homes was \$165,000. This July, the median sale price was \$203,000, an increase of 23% or \$38,000 compared to last year. The current median sold price is 7% higher than in June.

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

West Philadelphia and University City are defined as properties listed in zip code/s 19104 and 19139.

*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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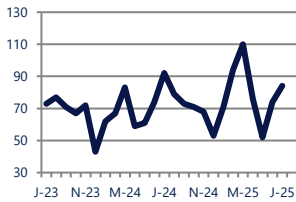
FOCUS ON: **WEST PHILADELPHIA AND UNIVERSITY CITY HOUSING MARKET**

JULY 2025

Zip Code(s): 19104 and 19139

New Listings

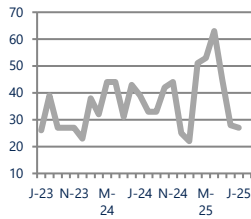
84



Down -9%
Vs. Year Ago

Current Contracts

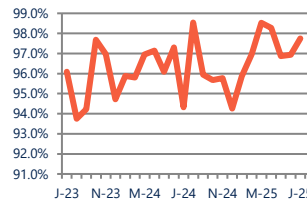
27



Down -31%
Vs. Year Ago

Sold Vs. List Price

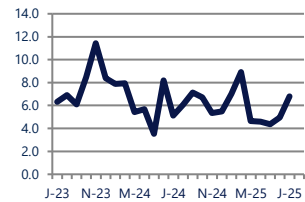
97.8%



Up 3.6%
Vs. Year Ago

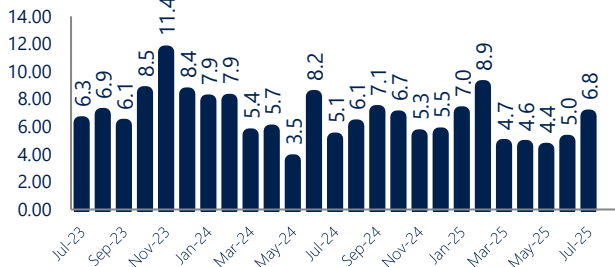
Months of Supply

6.8



Up 33%
Vs. Year Ago

Months Of Supply



Months of Supply

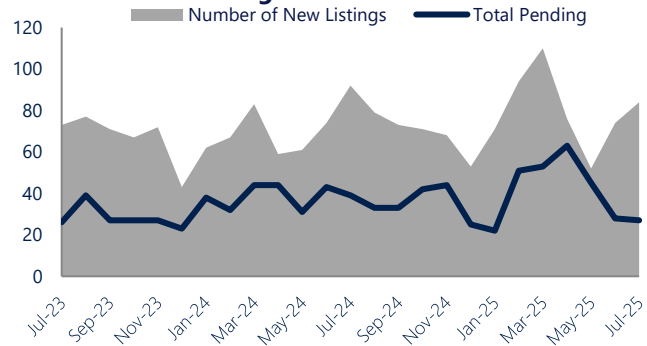
In July, there was 6.8 months of supply available in West Philadelphia and University City, compared to 5.1 in July 2024. That is an increase of 33% versus a year ago.

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.

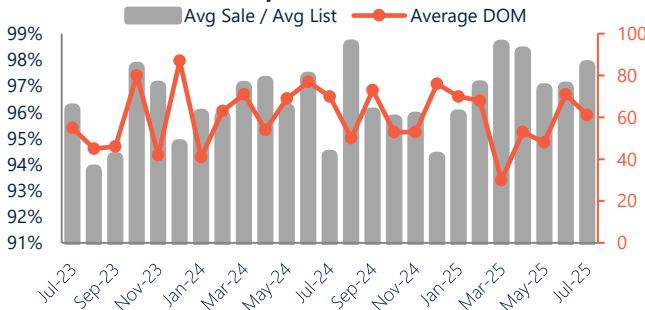
New Listings & Current Contracts

This month there were 84 homes newly listed for sale in West Philadelphia and University City compared to 92 in July 2024, a decrease of 9%. There were 27 current contracts pending sale this July compared to 39 a year ago. The number of current contracts is 31% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in West Philadelphia and University City was 97.8% of the average list price, which is 3.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 61, lower than the average last year, which was 70, a decrease of 13%.

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