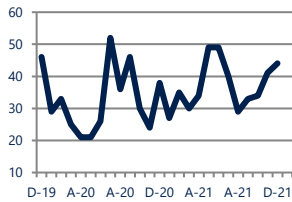




Zip Code(s): 19104 and 19139

Units Sold

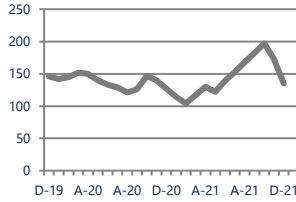
44



Up 16%
Vs. Year Ago

Active Inventory

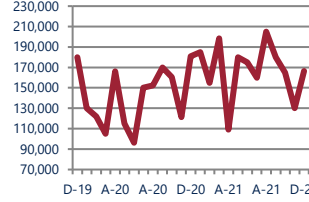
135



Up 6%
Vs. Year Ago

Median Sale Price

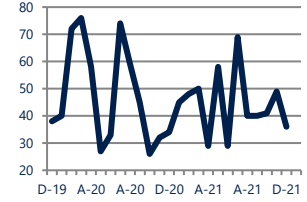
\$166,500



Down -8%
Vs. Year Ago

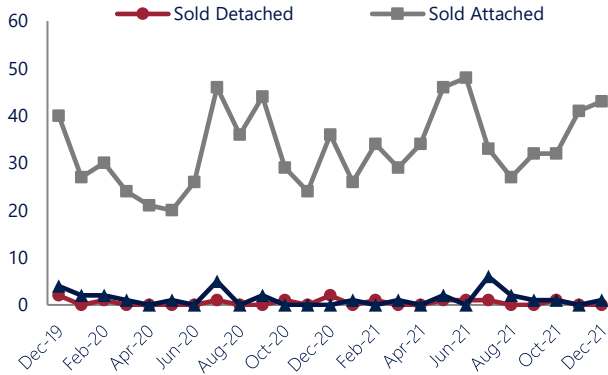
Days On Market

36



Up 6%
Vs. Year Ago

Units Sold*



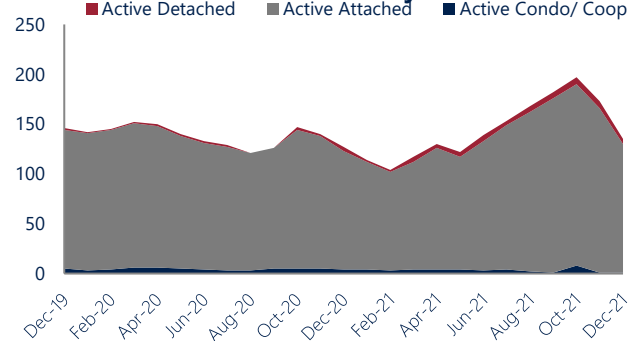
Units Sold

There was an increase in total units sold in December, with 44 sold this month in West Philadelphia and University City versus 41 last month, an increase of 7%. This month's total units sold was higher than at this time last year, an increase of 16% versus December 2020.

Active Inventory

Versus last year, the total number of homes available this month is higher by 8 units or 6%. The total number of active inventory this December was 135 compared to 127 in December 2020. This month's total of 135 is lower than the previous month's total supply of available inventory of 173, a decrease of 22%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for West Philadelphia and University City Homes was \$181,000. This December, the median sale price was \$166,500, a decrease of \$14,500 compared to last year. The current median sold price is 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.

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.

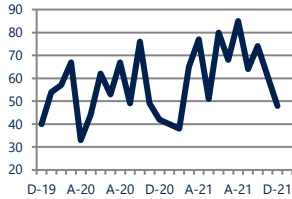




Zip Code(s): 19104 and 19139

New Listings

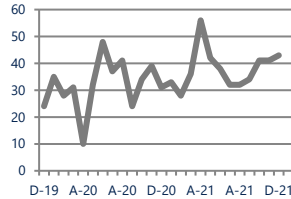
48



Up 14%
Vs. Year Ago

Current Contracts

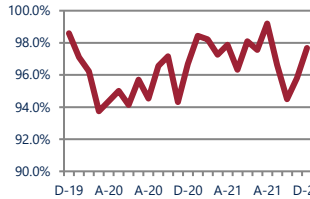
43



Up 39%
Vs. Year Ago

Sold Vs. List Price

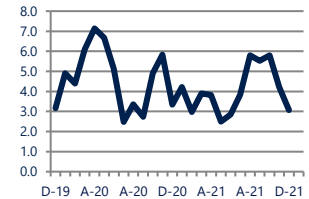
97.7%



Up 1%
Vs. Year Ago

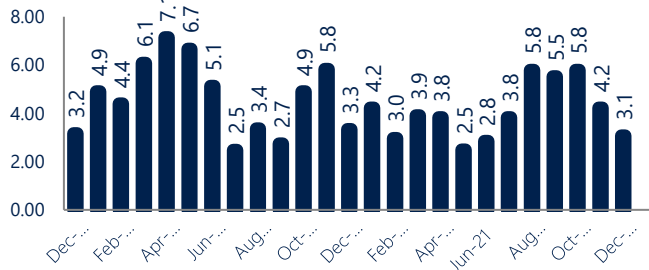
Months of Supply

3.1



Down -8%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

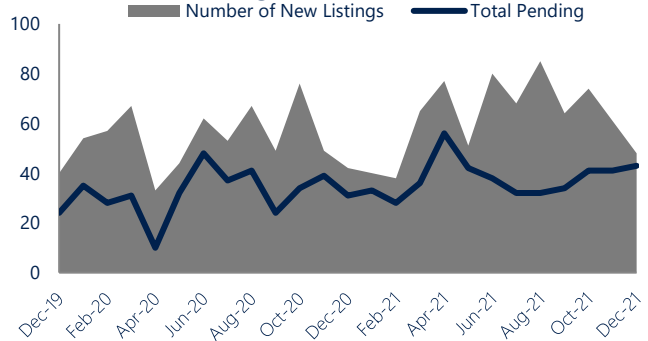
This month there were 48 homes newly listed for sale in West Philadelphia and University City compared to 42 in December 2020, an increase of 14%. There were 43 current contracts pending sale this December compared to 31 a year ago. The number of current contracts is 39% higher than last December.

Months of Supply

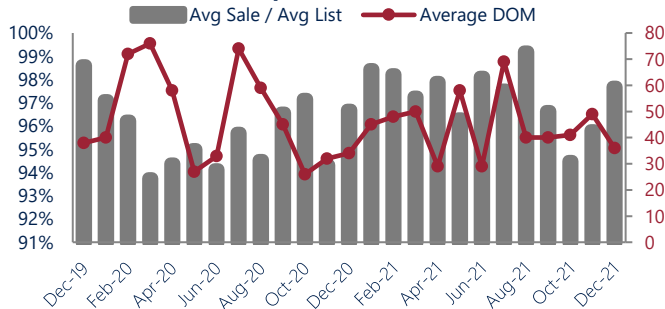
In December, there was 3.1 months of supply available in West Philadelphia and University City, compared to 3.3 in December 2020. That is a decrease of 8% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in West Philadelphia and University City was 97.7% of the average list price, which is 1.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 36, higher than the average last year, which was 34, an increase of 6%.



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