

October 2021

All Home Types
Detached
Attached

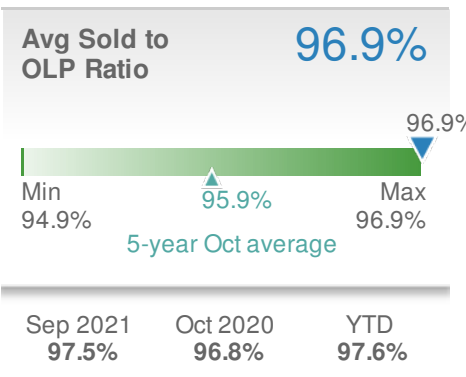
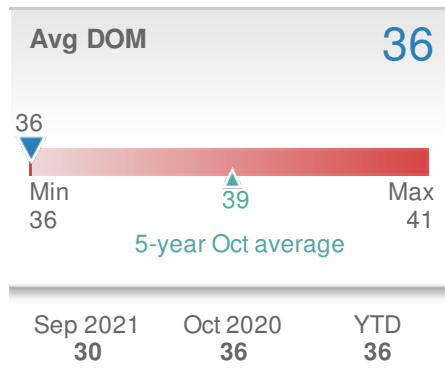
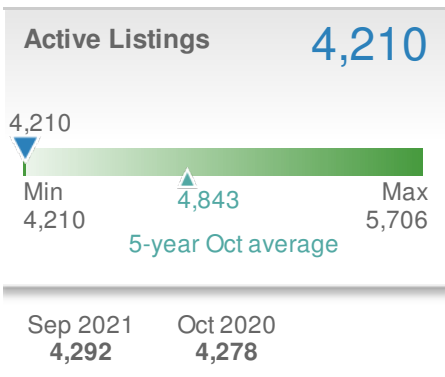
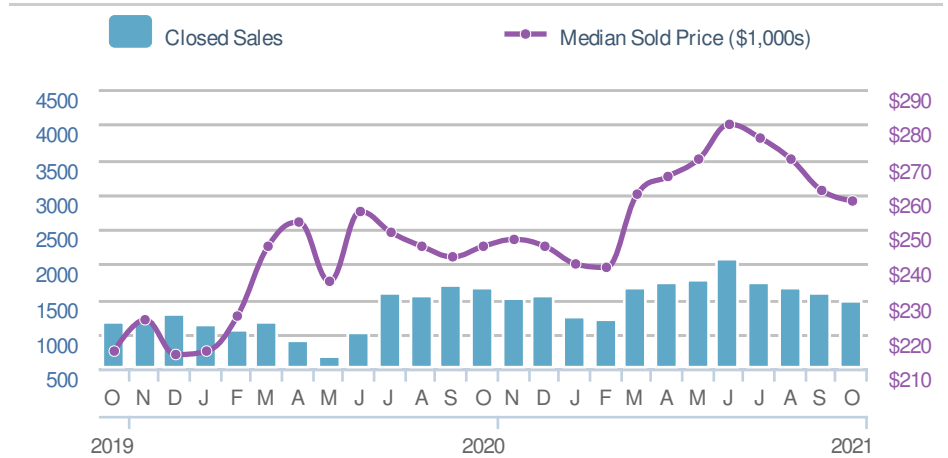
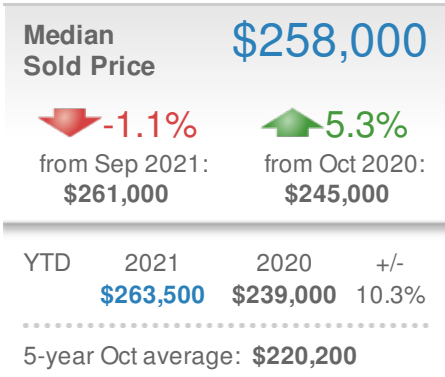
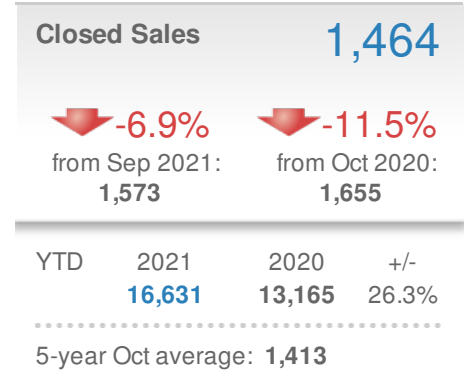
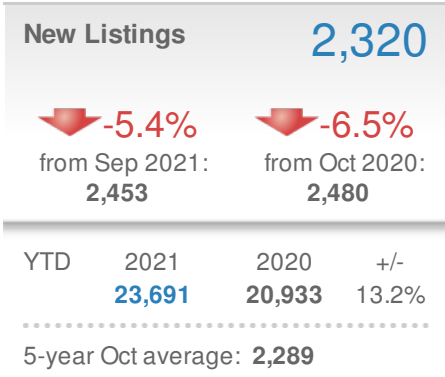
Local Market Insight

Philadelphia County, PA

October 2021

Philadelphia County, PA

Email: info@tcsr.realtor

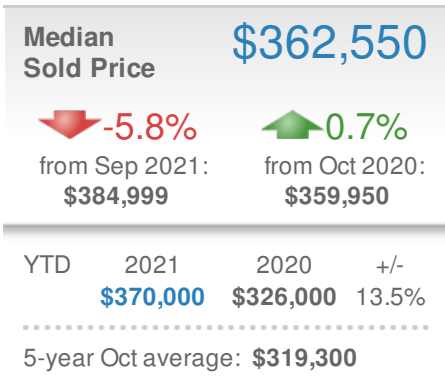
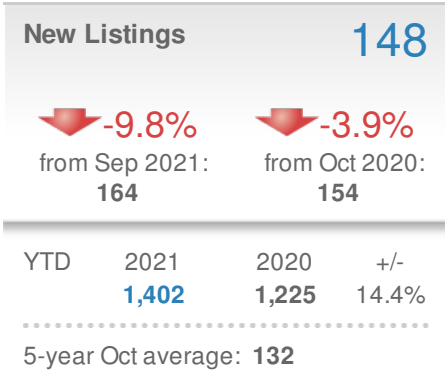


October 2021

Philadelphia County, PA - Detached

Tri-County Suburban REALTORS

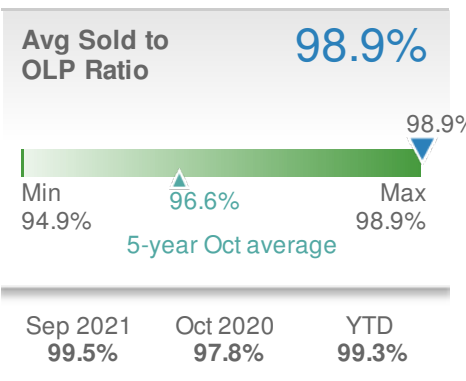
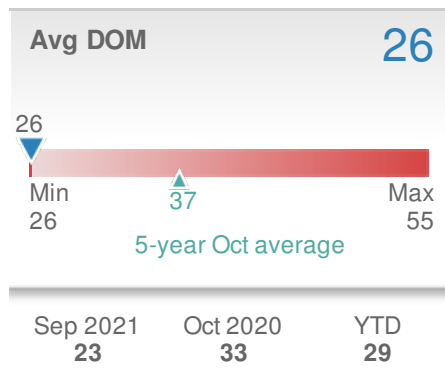
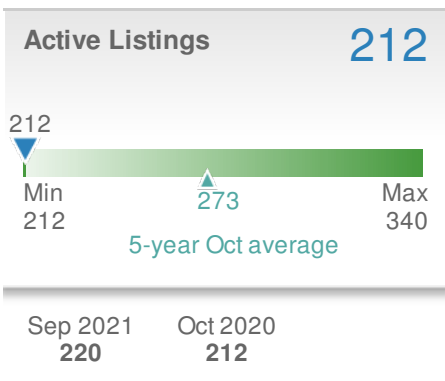
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Summary

In Philadelphia County, PA, the median sold price for Detached properties for October was \$362,550, representing a decrease of 5.8% compared to last month and an increase of 0.7% from Oct 2020. The average days on market for units sold in October was 26 days, 30% below the 5-year October average of 37 days. There was an 11.8% month over month increase in new contract activity with 123 New Pendings; a 2.1% MoM increase in All Pendings (new contracts + contracts carried over from September) to 199; and a 3.6% decrease in supply to 212 active units.

This activity resulted in a Contract Ratio of 0.94 pendings per active listing, up from 0.89 in September and a decrease from 1.01 in October 2020. The Contract Ratio is 41% higher than the 5-year October average of 0.67. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

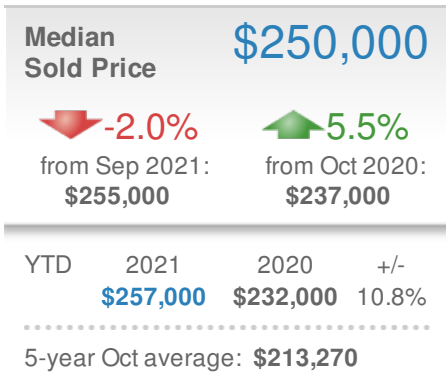
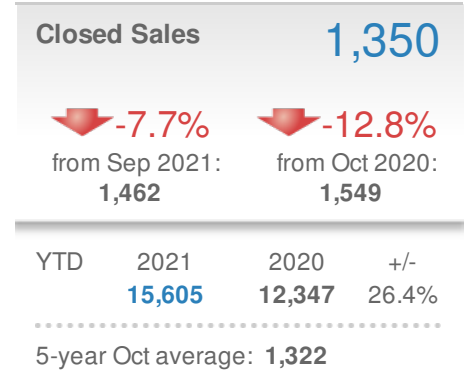
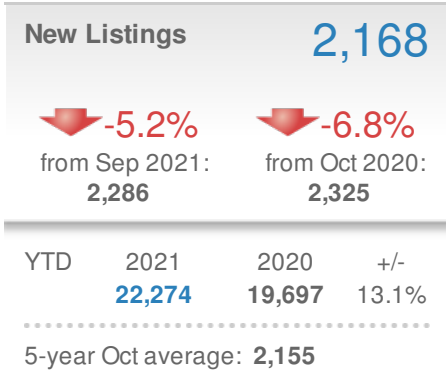


October 2021

Philadelphia County, PA - Attached

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Summary

In Philadelphia County, PA, the median sold price for Attached properties for October was \$250,000, representing a decrease of 2% compared to last month and an increase of 5.5% from Oct 2020. The average days on market for units sold in October was 37 days, 4% below the 5-year October average of 39 days. There was an 11.8% month over month increase in new contract activity with 1,673 New Pendings; a 6.1% MoM increase in All Pendings (new contracts + contracts carried over from September) to 2,704; and a 1.8% decrease in supply to 3,998 active units.

This activity resulted in a Contract Ratio of 0.68 pendings per active listing, up from 0.63 in September and a decrease from 0.69 in October 2020. The Contract Ratio is 24% higher than the 5-year October average of 0.55. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

