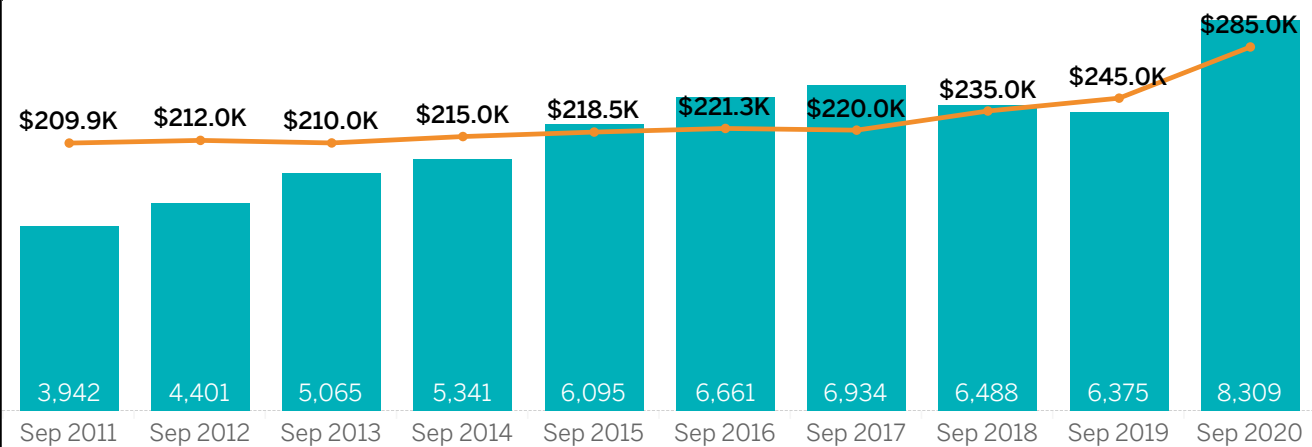


September 2020 Philadelphia Metro Market Activity Data as of October 6, 2020

	Med Sale \$	Med Sale \$/Sqft	Closed Sales	Med Days on Market	Months of Supply	New Listings	Active Listings	New Pending
Sep 2020	\$285.0K	\$160	8,309	10 Days	1.85	10,072	12,082	8,969
Versus Sep 2019	\$245.0K ▲ 16.3%	\$142 ▲ 12.7%	6,375 ▲ 30.3%	28 Days ▼ -18 Days	3.03 ▼ -39.1%	9,521 ▲ 5.8%	20,743 ▼ -41.8%	7,021 ▲ 27.8%
Versus Aug 2020	\$290.0K ▼ -1.7%	\$158 ▲ 1.3%	8,643 ▼ -3.9%	11 Days ▼ -1 Day	1.86 ▼ -0.6%	10,039 ▲ 0.3%	11,876 ▲ 1.7%	9,730 ▼ -7.8%

Philadelphia Metro: September Home Sales and Median Prices



SUMMARY

The Philadelphia Metro showed little signs of cooling entering into the fall, as September sold listings left the market in 10 days, the fastest on record. The median sales prices rose by a record \$40.0K compared to a year ago.

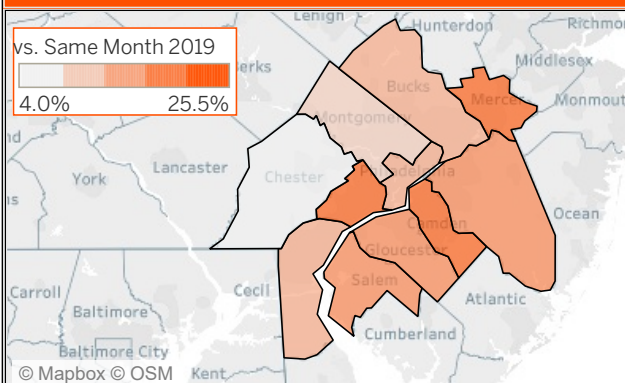
Although new listings gained from 2019, it was not enough to improve home sale inventory levels, which fell to an all-time low supply.

FIVE THINGS TO KNOW: MEDIAN SALES PRICE

The metro area median sale price grew a ten-year record of 16.3% (+\$40.0K) and hit a new high for the month.

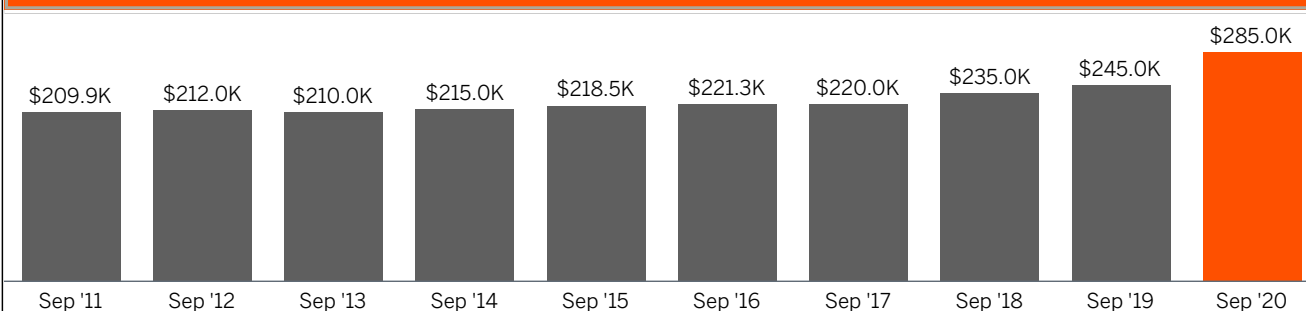
1. Median sales prices declined only -1.7% month to month. Generally, September sees a -5.7% dip from August.
2. The median sales price of condos (\$215.0K) climbed 10.3% to an all-time. All other key home categories marked September highs.
3. Camden County hit a new ten-year peak, with prices up 14.9% since May. Compared to last September, Cherry Hill homes (\$298.5K) sold for +14.8% higher prices.
4. Burlington's sale prices set a ten-year record for the third straight month. Moorestown homes (\$565.0K) drew +38.0% higher results.
5. Bucks County matched last month's ten-year best; typically, area prices fall -3.6% August to September. Chalfont homes (\$444.0K) sold for +24.6% higher amounts.

MEDIAN SALES PRICE FOR THE MONTH VS. SAME MONTH YEAR-AGO



	Current Month	vs. Same Month 2019	YTD	vs. Same Period 2019
Bucks County	\$375.0K	15.2%	\$349.0K	7.4%
Burlington County	\$264.0K	17.1%	\$240.0K	8.6%
Camden County	\$225.0K	22.6%	\$205.0K	14.0%
Chester County	\$395.0K	4.0%	\$380.0K	5.9%
Delaware County	\$265.0K	24.4%	\$250.0K	8.7%
Gloucester County	\$228.7K	17.3%	\$215.0K	13.2%
Mercer County	\$307.5K	25.5%	\$283.0K	11.0%
Montgomery County	\$337.2K	10.6%	\$330.0K	8.4%
New Castle County	\$275.0K	14.6%	\$255.0K	7.1%
Philadelphia County	\$242.5K	16.3%	\$239.0K	11.2%
Philadelphia Metro	\$285.0K	16.3%	\$269.5K	9.6%
Salem County	\$170.0K	19.7%	\$144.0K	7.5%

PHILADELPHIA METRO TEN YEAR: MEDIAN SALES PRICE

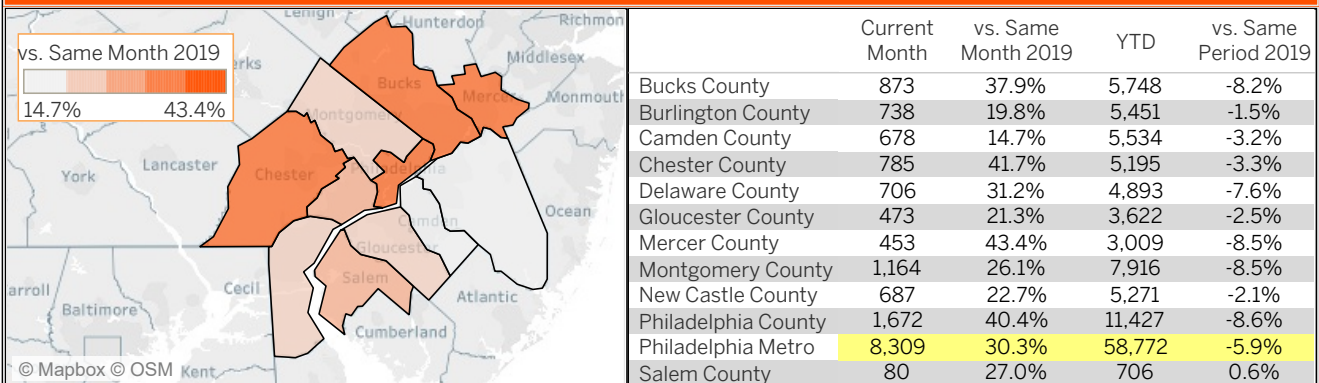


FIVE THINGS TO KNOW: CLOSED SALES

Sales volume hit a September ten year high, with the best year over year gain since November 2012.

1. The metro remained robust. September dipped -3.9% from August, better than the five-year average decline for the month of -16.8%.
2. Townhome sales (3,046) claimed their highest monthly level since June 2016. As well, the 36.5% year over year gain was a new decade best.
3. Philadelphia County townhome sales (1,384) rose 39.0%. Townhome closing volume in Manayunk (37) improved by 85.0%.
4. Bucks County detached home sales boasted a 37.8% gain (641). Langhorne's single-family home sales (34) improved by 70.0%.
5. Chester County attached home sales (266) stayed strong, up 40.0%. In the category, Downingtown (39) rose 44.4%.

CLOSED SALES FOR THE MONTH VS. SAME MONTH YEAR-AGO



PHILADELPHIA METRO TEN YEAR TREND: CLOSED SALES

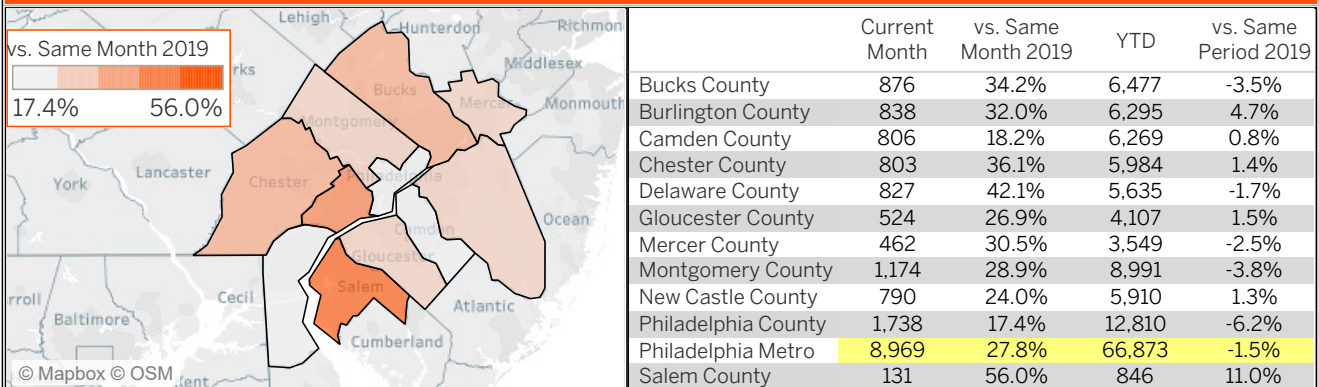


FIVE THINGS TO KNOW: NEW PENDING SALES

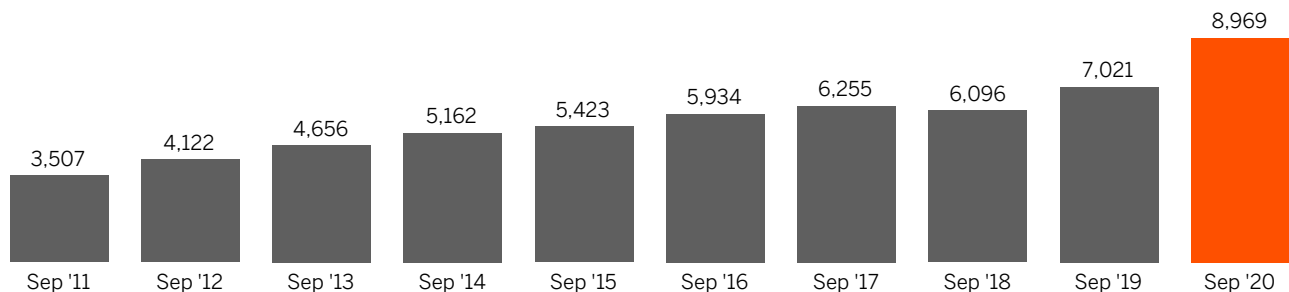
New pending home sales hit a September ten-year high.

1. Low mortgage interest rates (which ended September at 2.90% for a 30 year fixed) continued to buoy buyer demand. Over the past four months, new pending home sales are up an average of 26.7% year over year.
2. Camden County new pending attached home sales (216, +41.2%) achieved a ten-year peak. Voorhees saw attached home new pendings (23) advance +228.6%.
3. Burlington County delivered its best September and fourth-highest month overall for the past ten years. Mount Laurel hit a September record 95 new pending home sales (+13.1%).
4. Delaware County reported a ten year best on new pending townhome sales (371), up 48.4%. Havertown (18) experienced a 125.0% gain.
5. Salem County jumped to its second-highest monthly level. Penns Grove (30) pulled 66.7% stronger results.

NEW PENDING SALES FOR THE MONTH VS. SAME MONTH YEAR-AGO



PHILADELPHIA METRO TEN YEAR TREND: NEW PENDING SALES

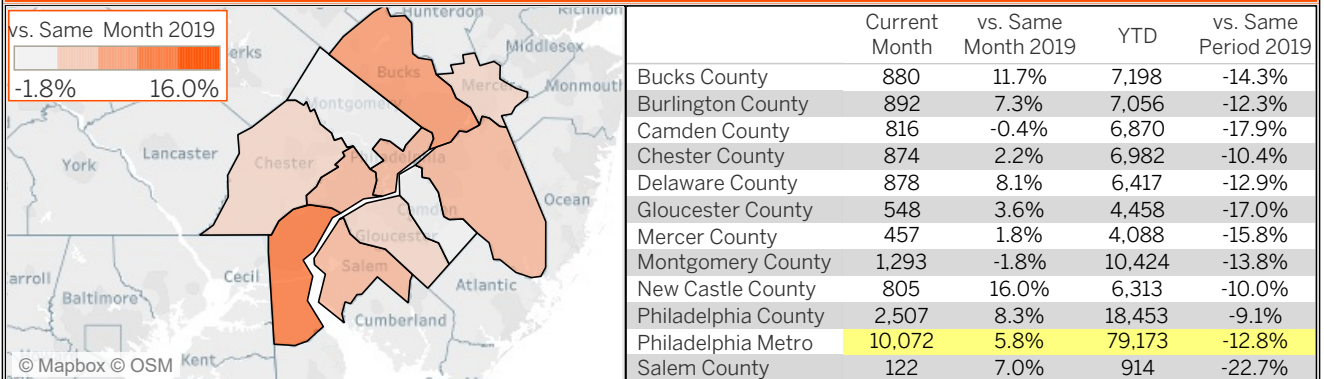


FIVE THINGS TO KNOW: NEW LISTINGS

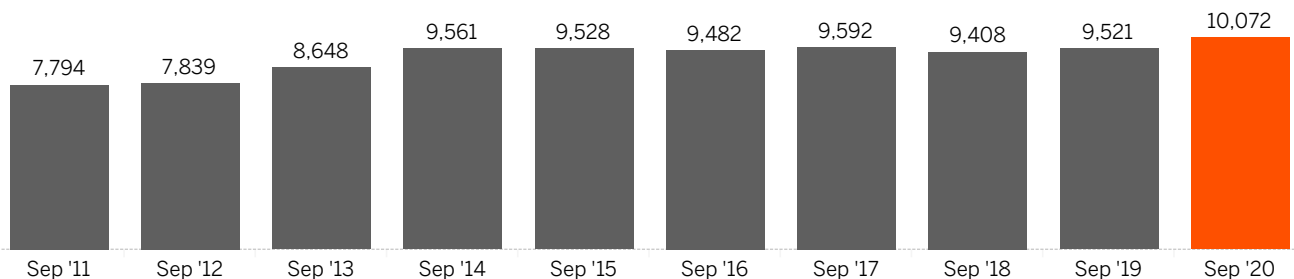
Although new listings improved, the added inventory could not meet buyer demand, as months of supply fell to an all-time low.

1. Single-family home new listings (5,245, +2.3%) reported a September ten year high. However, months of supply in the category (1.53) stayed at an all-time low.
2. Delaware County saw its highest monthly volume of new townhome listings (395, +22.7%) since May 2019. The 19023 / Darby zip code saw townhome new listings (34) gain 88.9%.
3. Bucks County enjoyed a 38.6% lift in new listings of attached units. Morrisville's attached home new listings (255) advanced 38.6%.
4. New Castle County reported an 11.5% growth for detached home new listings; however, the category's inventory supply remained at one month. Wilmington single-family new listings (202) improved 20.2%.
5. Camden County stayed in line with last September, as weaker results on detached listings (571, -7.9%) offset gains with attached (245, +23.1%). Cherry Hill's single-family new listings (98) fell -14.0%, while Camden (city) new attached listings (30) rose 42.9%.

NEW LISTINGS FOR THE MONTH VS. SAME MONTH YEAR-AGO



PHILADELPHIA METRO TEN YEAR TREND: NEW LISTINGS

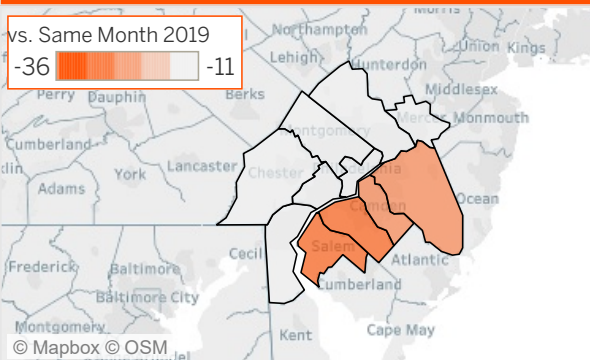


FIVE THINGS TO KNOW: MEDIAN DAYS ON THE MARKET

Homes left the market at their fastest pace on record, as several counties saw their days on the market decline by a month or more.

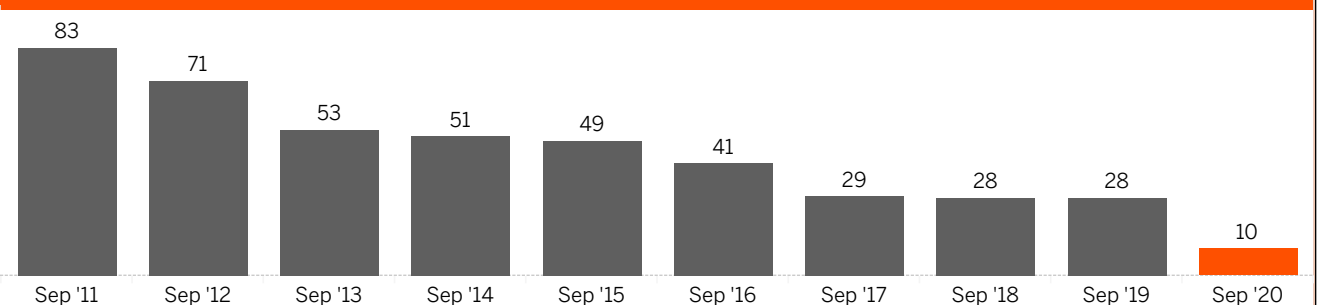
1. The number of sold listings coming off the market in ten days or less (4,251) leaped 145.4%. Gloucester County saw homes sold in ten days or less climb from 46 to 222.
2. Burlington County homes stayed available for less than two weeks, a record low. Williamstown (9 days) shed 33 days.
3. Camden County detached domiciles counted 11 days on the market, 37 fewer than last September. Sicklerville single-family units saw 11 days on the market, a month less than last year.
4. New Castle County's days on the market for single-family homes (6 days) dropped by two weeks. Newark units stayed up for sale for five days (-14 days).
5. Delaware County fell to all-time lows for all home categories. Homes in Wayne waited on the market for only seven days (-5 days).

MEDIAN DAYS ON THE MARKET FOR THE MONTH VS. SAME MONTH YEAR-AGO



	Current Month	Change	YTD	vs. Same Period 2019
Bucks County	7	-13	11	-7
Burlington County	13	-30	26	-16
Camden County	12	-31	23	-20
Chester County	8	-15	11	-7
Delaware County	7	-13	13	-5
Gloucester County	11	-36	25	-24
Mercer County	15	-16	28	-7
Montgomery County	7	-15	11	-6
New Castle County	6	-15	11	-12
Philadelphia County	14	-11	22	-3
Philadelphia Metro	10	-18	17	-9
Salem County	30	-35	69	-2

PHILADELPHIA METRO TEN YEAR TREND: MEDIAN DAYS ON THE MARKET



Closed Sales by Days on Market

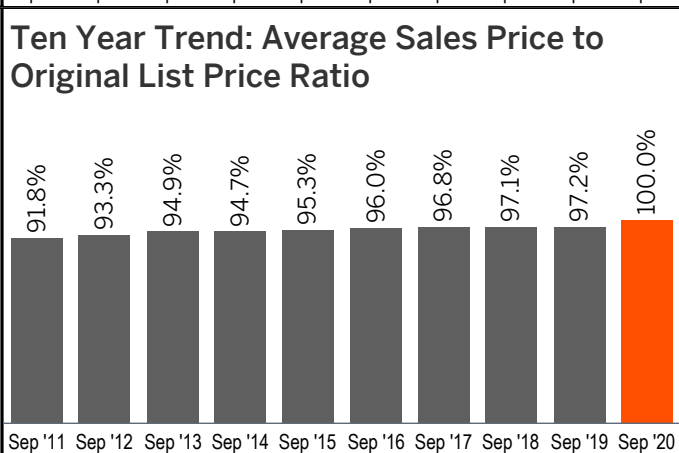
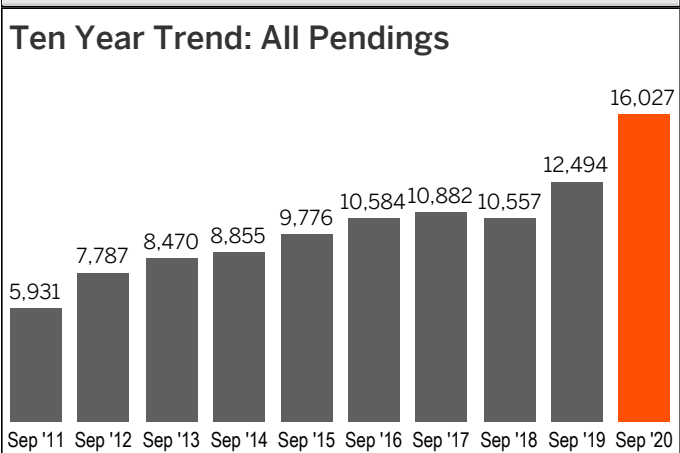
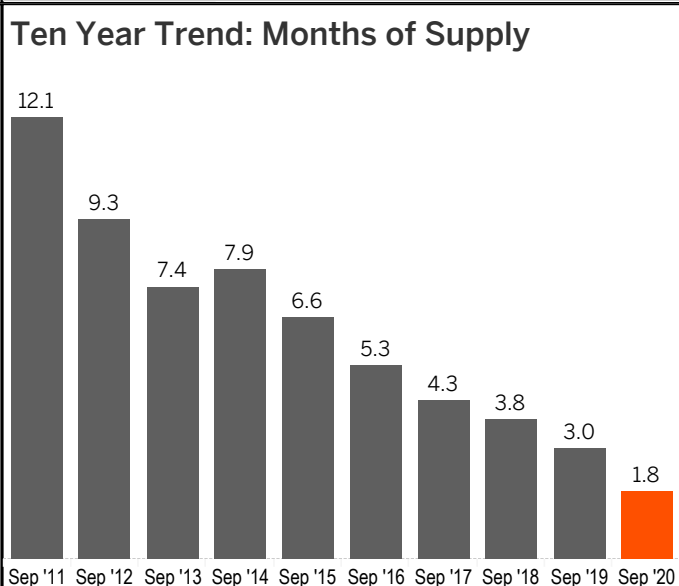
	Sep '19	Sep '20	Percent Change YoY
0 to 10 Days	1,732	4,251	145.4%
11 to 20 Days	1,007	1,261	25.2%
21 to 30 Days	617	647	4.9%
31 to 60 Days	1,194	831	-30.4%
61 to 90 Days	645	365	-43.4%
91 to 120 Days	399	228	-42.9%
121 to 180 Days	365	303	-17.0%
181 to 360 Days	328	319	-2.7%
361 to 720 Days	73	85	16.4%
361+ Days	85	102	20.0%
721+ Days	12	17	41.7%

Closed Sales by Price Range

	Sep '19	Sep '20	Percent Change YoY
< \$50K	229	103	-55.0%
\$50K - \$99K	479	348	-27.4%
\$100K to \$149K	623	588	-5.6%
\$150K to \$199K	956	1,078	12.8%
\$200K to \$299K	1,745	2,305	32.1%
\$300K to \$399K	1,067	1,656	55.2%
\$400K to \$499K	611	951	55.7%
\$500K to \$599K	271	508	87.5%
\$600K to \$799K	232	447	92.7%
\$800K to \$999K	82	172	109.8%
\$1M - \$2.4M	69	145	110.1%
\$2.5M to \$4.9M	8	8	N/C
\$5M+	3	0	-100.0%

Ten Year Trend: Sales by Unit Type

	All Home Types	Attached: All	Detached: All	Attached: TH	Attached: Condo/..
Sep 2011	\$209.9K	\$154.0K	\$255.0K	\$149.9K	\$165.2K
Sep 2012	\$212.0K	\$160.5K	\$255.0K	\$155.3K	\$175.0K
Sep 2013	\$210.0K	\$160.0K	\$257.0K	\$155.0K	\$175.0K
Sep 2014	\$215.0K	\$160.0K	\$260.0K	\$154.9K	\$177.6K
Sep 2015	\$218.5K	\$164.0K	\$265.0K	\$162.5K	\$167.0K
Sep 2016	\$221.3K	\$172.0K	\$266.0K	\$170.0K	\$188.0K
Sep 2017	\$220.0K	\$176.5K	\$267.5K	\$176.0K	\$178.0K
Sep 2018	\$235.0K	\$190.0K	\$275.0K	\$191.0K	\$185.0K
Sep 2019	\$245.0K	\$199.9K	\$289.0K	\$200.0K	\$195.0K
Sep 2020	\$285.0K	\$230.0K	\$339.9K	\$234.0K	\$215.0K



About the Philadelphia Metro Housing Market Update

The Philadelphia Metro Area Housing Market Update provides unique insights into the state of the current housing market by measuring the number of new pending sales, trends by home characteristics, and key indicators through the most recent month compiled directly from Multiple Listing Service (MLS) data in ShowingTime's proprietary database. The Philadelphia Metro Area housing market includes: Bucks County, Chester County, Montgomery County and Philadelphia County in PA, Burlington County, Camden County, Gloucester County, Mercer County, and Salem County in NJ, and New Castle County in DE.

Data provided by MarketStats by ShowingTime, based on listing activity from Bright MLS.

About Bright MLS

The Bright MLS real estate service area spans 40,000 square miles throughout the Mid-Atlantic region, including Delaware, Maryland, New Jersey, Pennsylvania, Virginia, Washington, D.C. and West Virginia. As a leading Multiple Listing Service (MLS), Bright serves approximately 95,000 real estate professionals who in turn serve over 20 million consumers. For more information, please visit www.brightmls.com.

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