

Q2 2021 EDITION

COMPASS RE

COMPASS.COM

---

# Market Report

COMPASS GREATER PHILADELPHIA REGION









# Moving Fast

After over a year of learning a new rhythm — of working, learning, and entertaining from our own homes, we have now begun to safely open back up, return to the activities we love, and move faster than ever. As work and social calendars quickly start to book up with invitations to see friends, spend time with family, and connect with our colleagues, we are filled with feelings of excitement, hope, and a desire to keep moving.

For our agents, this season of real estate has demanded movement like no other. Together, we've been able to think quickly, overcome challenges, learn from each other, and celebrate our successes. We are humbled by the strength shown by our Compass family every day and grateful for the opportunities that remain ahead, for upward movement and growth in our personal and professional lives.

As we propel into the remaining summer months, all of us at Compass are growing fast, and creating memories along the way. We're excited to share this report with you, outlining trends, insights, and the incredible neighborhoods within your region, so that you can continue to move fast along with us.





# Table of Contents





## PHILADELPHIA

---

06	CHESTNUT HILL	18	OLD CITY
08	FAIRMOUNT & ART MUSEUM	20	PASSYUNK
10	FISHTOWN	22	POINT BREEZE
12	GRADUATE HOSPITAL	24	RITTENHOUSE SQUARE
14	MT. AIRY	26	SOCIETY HILL & QUEEN VILLAGE
16	NORTHERN LIBERTIES	28	UNIVERSITY CITY

## SUBURBAN PHILADELPHIA

---

32	AMBLER	50	MALVERN
34	ARDMORE	52	MEDIA
36	BERWYN	54	NARBERTH
38	BLUE BELL	56	NEWTOWN
40	BRYN MAWR	58	SWARTHMORE
42	DEVON	60	VILLANOVA
44	DOYLESTOWN	62	WAYNE
46	ELKINS PARK	64	WEST CHESTER
48	HAVERTOWN		



# Philadelphia







BLADEN'S CT



# Chestnut Hill

**POPULATION**  
9,362

**AVERAGE HOUSEHOLD INCOME**  
\$85,437

**AVERAGE HOME VALUE**  
\$504,000







21

Q2 2020 Sales

39

Q2 2021 Sales

\$906K

Q2 2020 Average  
Sales Price

\$889K

Q2 2021 Average  
Sales Price

57

Q2 2020 DOM

50

Q2 2021 DOM





**POPULATION**

30,513

**AVERAGE HOUSEHOLD INCOME**

\$82,632

**AVERAGE HOME VALUE**

\$371,300





# Fairmount & Art Museum

51

Q2 2020 Sales

39

Q2 2021 Sales

---

\$407K

Q2 2020 Average  
Sales Price

---

\$564K

Q2 2021 Average  
Sales Price

---

52

Q2 2020 DOM

---

34

Q2 2021 DOM

---

# Fishtown

**POPULATION**  
49,109

**AVERAGE HOUSEHOLD INCOME**  
\$69,474

**AVERAGE HOME VALUE**  
\$283,500







114

Q2 2020 Sales

214

Q2 2021 Sales

\$399K

Q2 2020 Average  
Sales Price

\$428K

Q2 2021 Average  
Sales Price

51

Q2 2020 DOM

33

Q2 2021 DOM



**POPULATION**  
44,659

**AVERAGE HOUSEHOLD INCOME**  
\$63,524

**AVERAGE HOME VALUE**  
\$303,200





# Graduate Hospital

59

Q2 2020 Sales

131

Q2 2021 Sales

\$572K

Q2 2020 Average  
Sales Price

\$584K

Q2 2021 Average  
Sales Price

51

Q2 2020 DOM

37

Q2 2021 DOM



# Mount Airy

POPULATION  
27,368

AVERAGE HOUSEHOLD INCOME  
\$61,297

AVERAGE HOME VALUE  
\$257,400







69

Q2 2020 Sales

99

Q2 2021 Sales

\$368K

Q2 2020 Average  
Sales Price

\$399K

Q2 2021 Average  
Sales Price

42

Q2 2020 DOM

23

Q2 2021 DOM



**POPULATION**  
19,468

**AVERAGE HOUSEHOLD INCOME**  
\$73,730

**AVERAGE HOME VALUE**  
\$343,200





# Northern Liberties

38

Q2 2020 Sales

84

Q2 2021 Sales

\$537K

Q2 2020 Average  
Sales Price

\$535K

Q2 2021 Average  
Sales Price

60

Q2 2020 DOM

40

Q2 2021 DOM





# Old City

POPULATION  
14,001

AVERAGE HOUSEHOLD INCOME  
\$109,393

AVERAGE HOME VALUE  
\$474,600







67

Q2 2020 Sales

69

Q2 2021 Sales

\$572K

Q2 2020 Average  
Sales Price

\$538K

Q2 2021 Average  
Sales Price

73

Q2 2020 DOM

65

Q2 2021 DOM



# Passyunk

POPULATION  
53,688

AVERAGE HOUSEHOLD INCOME  
\$52,584

AVERAGE HOME VALUE  
\$181,900







45

Q2 2020 Sales

95

Q2 2021 Sales

\$377K

Q2 2020 Average  
Sales Price

\$408K

Q2 2021 Average  
Sales Price

42

Q2 2020 DOM

37

Q2 2021 DOM





**POPULATION**  
45,350

**AVERAGE HOUSEHOLD INCOME**  
\$63,524

**AVERAGE HOME VALUE**  
\$303,200



# Point Breeze

105

Q2 2020 Sales

180

Q2 2021 Sales

\$364K

Q2 2020 Average  
Sales Price

\$375K

Q2 2021 Average  
Sales Price

68

Q2 2020 DOM

42

Q2 2021 DOM



# Rittenhouse Square

POPULATION

27,738

AVERAGE HOUSEHOLD INCOME

\$73,611

AVERAGE HOME VALUE

\$511,000







68

Q2 2020 Sales

145

Q2 2021 Sales

\$853K

Q2 2020 Average  
Sales Price

\$784K

Q2 2021 Average  
Sales Price

47

Q2 2020 DOM

103

Q2 2021 DOM



**POPULATION**  
40,698

**AVERAGE HOUSEHOLD INCOME**  
\$77,695

**AVERAGE HOME VALUE**  
\$362,800





# Society Hill & Queen Village

57

Q2 2020 Sales

141

Q2 2021 Sales

\$595K

Q2 2020 Average  
Sales Price

\$659K

Q2 2021 Average  
Sales Price

61

Q2 2020 DOM

50

Q2 2021 DOM





# University City

POPULATION  
116,620

AVERAGE HOUSEHOLD INCOME  
\$29,608

AVERAGE HOME VALUE  
\$107,000







10

Q2 2020 Sales

27

Q2 2021 Sales

\$434K

Q2 2020 Average  
Sales Price

\$479K

Q2 2021 Average  
Sales Price

35

Q2 2020 DOM

29

Q2 2021 DOM



# Suburban Philadelphia









# Ambler

POPULATION  
32,745

AVERAGE HOUSEHOLD INCOME  
\$105,522

AVERAGE HOME VALUE  
\$421,400







67

Q2 2020 Sales

131

Q2 2021 Sales

\$451K

Q2 2020 Average  
Sales Price

\$631K

Q2 2021 Average  
Sales Price

33

Q2 2020 DOM

24

Q2 2021 DOM





**POPULATION**

13,134

**AVERAGE HOUSEHOLD INCOME**

\$90,718

**AVERAGE HOME VALUE**

\$315,900



# Ardmore

40

Q2 2020 Sales

60

Q2 2021 Sales

\$407K

Q2 2020 Average  
Sales Price

\$526K

Q2 2021 Average  
Sales Price

25

Q2 2020 DOM

24

Q2 2021 DOM



**POPULATION**  
11,920

**AVERAGE HOUSEHOLD INCOME**  
\$134,531

**AVERAGE HOME VALUE**  
\$619,700





# Berwyn

38

Q2 2020 Sales

46

Q2 2021 Sales

\$821K

Q2 2020 Average  
Sales Price

\$900K

Q2 2021 Average  
Sales Price

57

Q2 2020 DOM

35

Q2 2021 DOM



# Blue Bell

**POPULATION**  
19,510

**AVERAGE HOUSEHOLD INCOME**  
\$120,517

**AVERAGE HOME VALUE**  
\$436,300







57

Q2 2020 Sales

83

Q2 2021 Sales

\$483K

Q2 2020 Average  
Sales Price

\$581K

Q2 2021 Average  
Sales Price

48

Q2 2020 DOM

19

Q2 2021 DOM



**POPULATION**  
19,095

**AVERAGE HOUSEHOLD INCOME**  
\$103,791

**AVERAGE HOME VALUE**  
\$626,700







# Bryn Mawr

47

Q2 2020 Sales

109

Q2 2021 Sales

---

\$840K

Q2 2020 Average  
Sales Price

---

\$921K

Q2 2021 Average  
Sales Price

---

52

Q2 2020 DOM

---

32

Q2 2021 DOM

---



**POPULATION**  
7,248

**AVERAGE HOUSEHOLD INCOME**  
\$106,786

**AVERAGE HOME VALUE**  
\$572,000







# Devon

23

Q2 2020 Sales

34

Q2 2021 Sales

\$610K

Q2 2020 Average  
Sales Price

\$800K

Q2 2021 Average  
Sales Price

37

Q2 2020 DOM

25

Q2 2021 DOM



POPULATION  
26,939

AVERAGE HOUSEHOLD INCOME  
\$98,196

AVERAGE HOME VALUE  
\$411,400







# Doylestown

73

Q2 2020 Sales

122

Q2 2021 Sales

\$495K

Q2 2020 Average  
Sales Price

\$523K

Q2 2021 Average  
Sales Price

40

Q2 2020 DOM

25

Q2 2021 DOM



# Elkins Park

POPULATION  
27,875

AVERAGE HOUSEHOLD INCOME  
\$82,398

AVERAGE HOME VALUE  
\$333,850







59

Q2 2020 Sales

89

Q2 2021 Sales

---

\$275K

Q2 2020 Average  
Sales Price

---

\$318K

Q2 2021 Average  
Sales Price

---

51

Q2 2020 DOM

---

30

Q2 2021 DOM

---



# Havertown

**POPULATION**  
36,495

**AVERAGE HOUSEHOLD INCOME**  
\$102,285

**AVERAGE HOME VALUE**  
\$319,000







94

Q2 2020 Sales

161

Q2 2021 Sales

\$362K

Q2 2020 Average  
Sales Price

\$405K

Q2 2021 Average  
Sales Price

24

Q2 2020 DOM

13

Q2 2021 DOM





**POPULATION**

29,981

**AVERAGE HOUSEHOLD INCOME**

\$121,600

**AVERAGE HOME VALUE**

\$473,600





# Malvern

91

Q2 2020 Sales

122

Q2 2021 Sales

\$666K

Q2 2020 Average  
Sales Price

\$790K

Q2 2021 Average  
Sales Price

36

Q2 2020 DOM

30

Q2 2021 DOM



# Media

**POPULATION**  
36,588

**AVERAGE HOUSEHOLD INCOME**  
\$96,755

**AVERAGE HOME VALUE**  
\$379,400







90

Q2 2020 Sales

162

Q2 2021 Sales

\$467K

Q2 2020 Average  
Sales Price

\$523K

Q2 2021 Average  
Sales Price

35

Q2 2020 DOM

28

Q2 2021 DOM



# Narberth

POPULATION  
9,909

AVERAGE HOUSEHOLD INCOME  
\$115,985

AVERAGE HOME VALUE  
\$538,100







25

Q2 2020 Sales

54

Q2 2021 Sales

\$594K

Q2 2020 Average  
Sales Price

\$697K

Q2 2021 Average  
Sales Price

99

Q2 2020 DOM

24

Q2 2021 DOM





**POPULATION**

30,592

**AVERAGE HOUSEHOLD INCOME**

\$124,076

**AVERAGE HOME VALUE**

\$474,300





# Newtown

68

Q2 2020 Sales

127

Q2 2021 Sales

\$646K

Q2 2020 Average  
Sales Price

\$754K

Q2 2021 Average  
Sales Price

52

Q2 2020 DOM

24

Q2 2021 DOM



# Swarthmore

POPULATION  
9,249

AVERAGE HOUSEHOLD INCOME  
\$96,397

AVERAGE HOME VALUE  
\$284,200







36

Q2 2020 Sales

42

Q2 2021 Sales

\$335K

Q2 2020 Average  
Sales Price

\$475K

Q2 2021 Average  
Sales Price

45

Q2 2020 DOM

18

Q2 2021 DOM





**POPULATION**

5,852

**AVERAGE HOUSEHOLD INCOME**

\$216,354

**AVERAGE HOME VALUE**

\$818,200



# Villanova

18

Q2 2020 Sales

21

Q2 2021 Sales

\$983K

Q2 2020 Average  
Sales Price

1.3M

Q2 2021 Average  
Sales Price

65

Q2 2020 DOM

33

Q2 2021 DOM



# Wayne

POPULATION  
30,738

AVERAGE HOUSEHOLD INCOME  
\$137,943

AVERAGE HOME VALUE  
\$560,800







94

Q2 2020 Sales

193

Q2 2021 Sales

\$670K

Q2 2020 Average  
Sales Price

\$758K

Q2 2021 Average  
Sales Price

36

Q2 2020 DOM

18

Q2 2021 DOM





**POPULATION**

53,828

**AVERAGE HOUSEHOLD INCOME**

\$96,998

**AVERAGE HOME VALUE**

\$421,100





# West Chester

231

Q2 2020 Sales

419

Q2 2021 Sales

\$448K

Q2 2020 Average  
Sales Price

\$533K

Q2 2021 Average  
Sales Price

43

Q2 2020 DOM

27

Q2 2021 DOM



# COMPASS CONCIERGE



## Maximize the value of your home.

Compass Concierge helps you sell your home faster and for a higher price. From painting to flooring, Concierge transforms your home with zero upfront costs and no interest.

Get started at [compass.com/concierge](https://compass.com/concierge)

•  
FRESH PAINT







•  
UPDATED LIGHT  
FIXTURES

•  
STRATEGIC STAGING

•  
UPDATED FLOORING









# A simple solution to bridge the gap between the home you have and the home you want.

Get access to competitive rates and dedicated support from industry-leading lenders, with the exclusive option to get up to six months of your loan payments fronted when you sell your home with a Compass agent.

Learn more at  
[compass.com/bridge-loan-services](https://compass.com/bridge-loan-services)

COMPASS  
BRIDGE LOAN  
SERVICES



# COMPASS RE

Source: Bright MLS & Compass Search. Current population estimates based on 2010 Census; Avg HHI based on 2014-2018 Census American Community Survey

Compass RE is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage. COMPASS RE 1624 Locust Street, FL 5, 19103 100