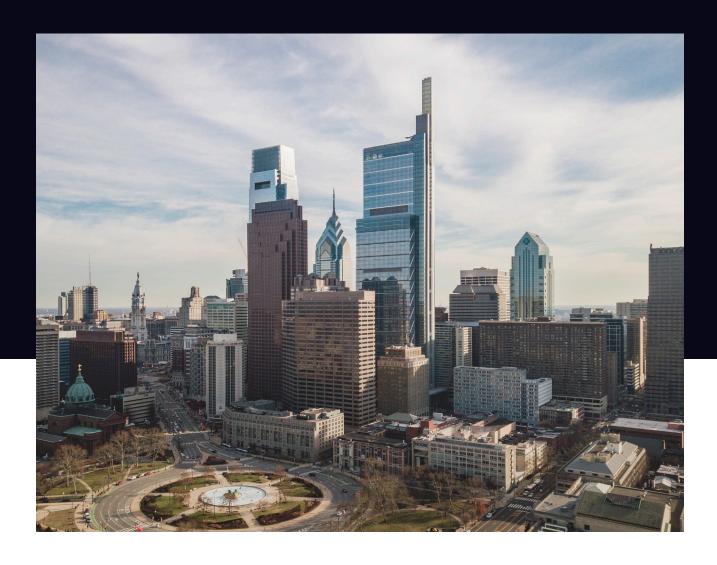
Market Report

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





Chestnut Hill





Q2 2020 Sales

39

Q2 2021 Sales

\$906K

Q2 2020 Average Sales Price \$889K

Q2 2021 Average Sales Price

57

Q2 2020 DOM

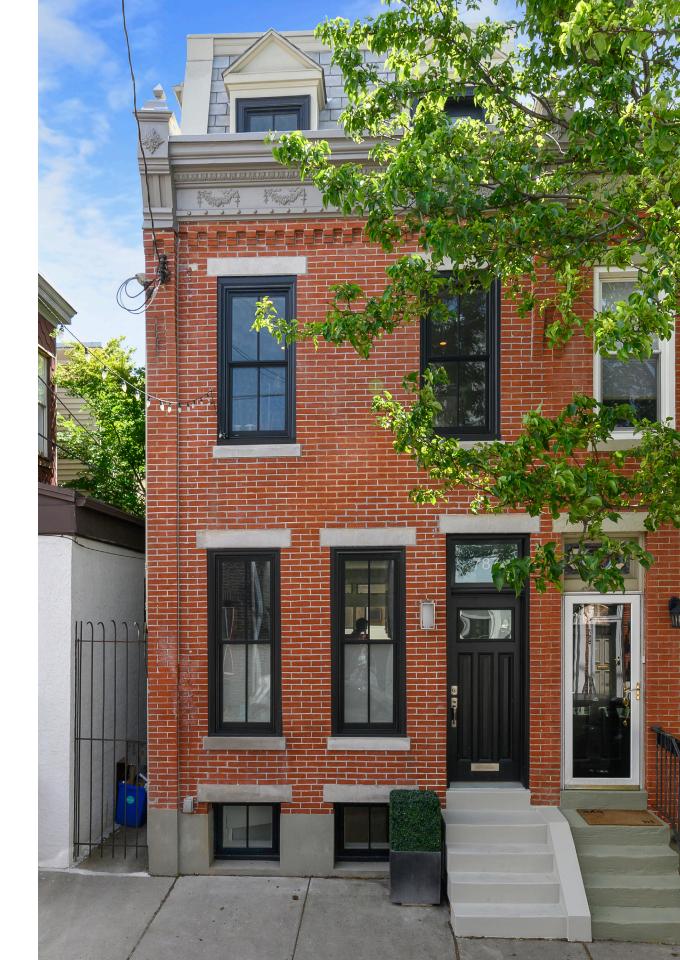
50



AVERAGE HOUSEHOLD INCOME

\$82,632

\$371,300 AVERAGE HOME VALUE





Fairmount & Art Museum

51

Q2 2020 Sales

39

Q2 2021 Sales

\$407K

Q2 2020 Average Sales Price \$564K

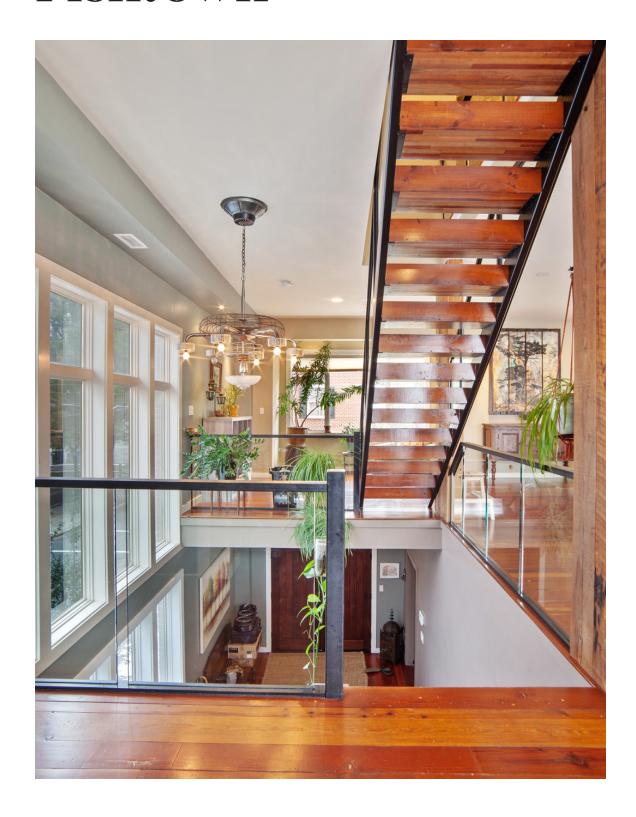
Q2 2021 Average Sales Price

52

Q2 2020 DOM

34

Fishtown





Q2 2020 Sales

214

Q2 2021 Sales

\$399K

Q2 2020 Average Sales Price \$428K

Q2 2021 Average Sales Price

51

Q2 2020 DOM

33





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

Mount Airy





Q2 2020 Sales

99

Q2 2021 Sales

\$368K

Q2 2020 Average Sales Price \$399K

Q2 2021 Average Sales Price

42

Q2 2020 DOM

23

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

\$109,393

AVERAGE HOME VALUE

Old City





Q2 2020 Sales

69

Q2 2021 Sales

\$572K

Q2 2020 Average Sales Price \$538K

Q2 2021 Average Sales Price

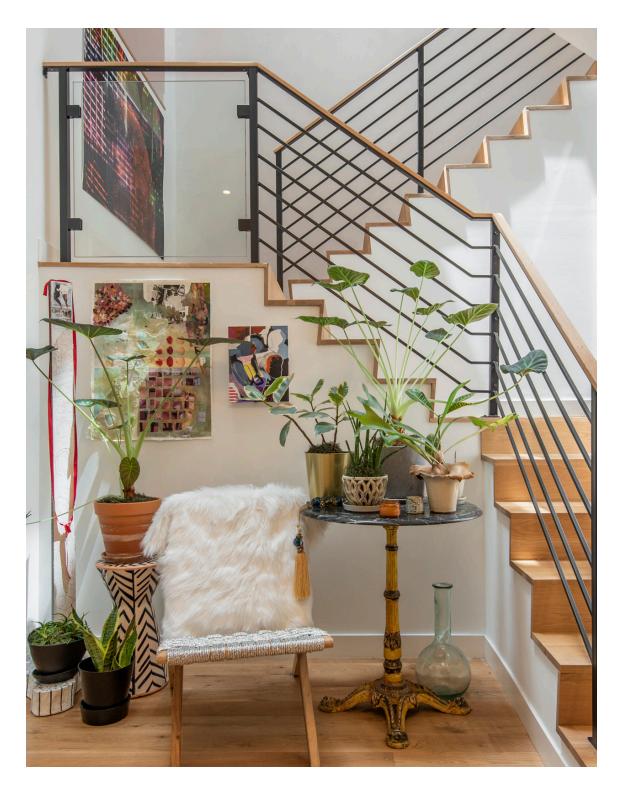
73

Q2 2020 DOM

65

AVERAGE HOME VALUE

Passyunk





Q2 2020 Sales

95

Q2 2021 Sales

\$377K

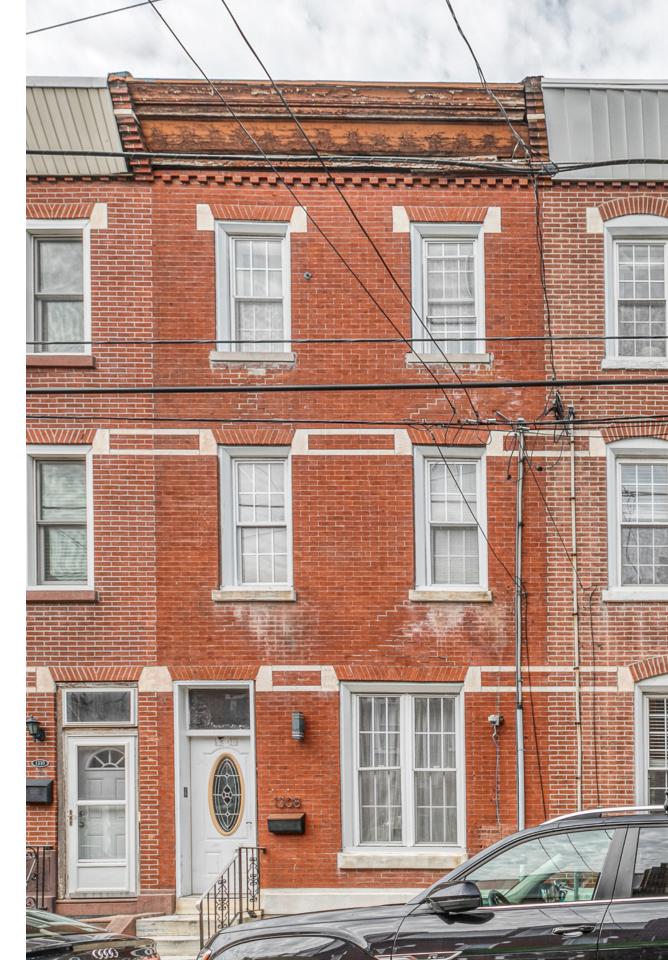
Q2 2020 Average Sales Price \$408K

Q2 2021 Average Sales Price

42

Q2 2020 DOM

37





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

Rittenhouse Square





Q2 2020 Sales

145

Q2 2021 Sales

\$853K

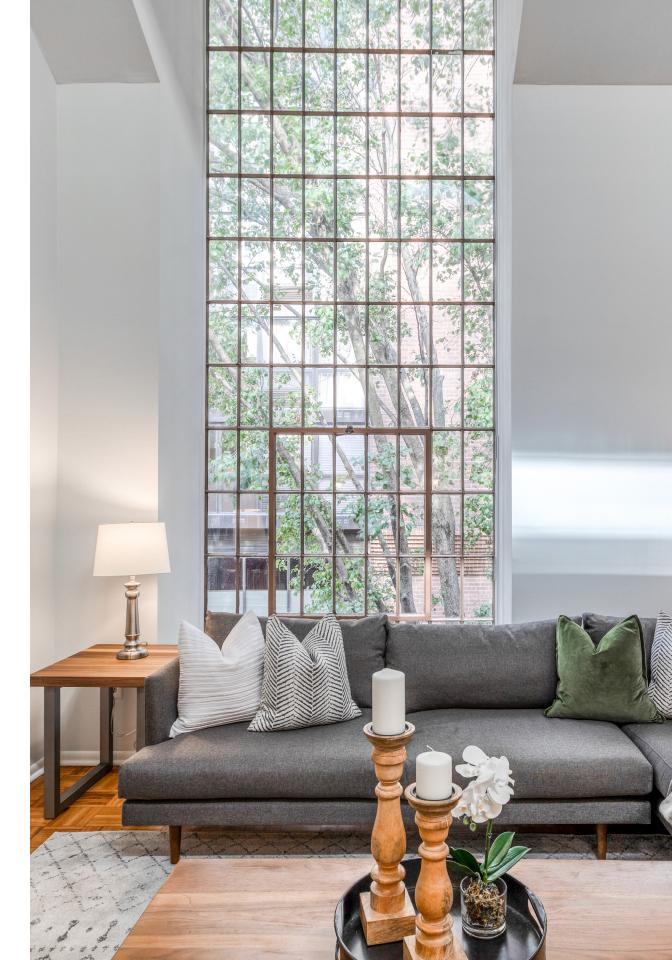
Q2 2020 Average Sales Price \$784K

Q2 2021 Average Sales Price

47

Q2 2020 DOM

103





Society Hill & Queen Village

57

Q2 2020 Sales

141

Q2 2021 Sales

\$595K

Q2 2020 Average Sales Price \$659K

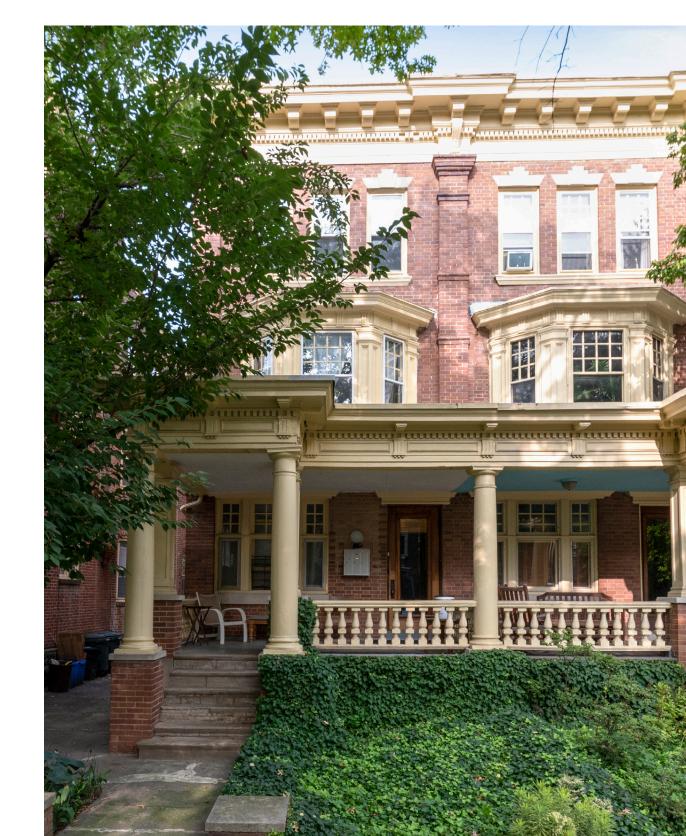
Q2 2021 Average Sales Price

61

Q2 2020 DOM

50

University City





Q2 2020 Sales

27

Q2 2021 Sales

\$434K

Q2 2020 Average Sales Price \$479K

Q2 2021 Average Sales Price

35

Q2 2020 DOM

29

Suburban Philadelphia





Ambler





Q2 2020 Sales

131

Q2 2021 Sales

\$451K

Q2 2020 Average Sales Price \$631K

Q2 2021 Average Sales Price

33

Q2 2020 DOM

24





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

\$134,531







Berwyn

38

Q2 2020 Sales

46

Q2 2021 Sales

\$821K

Q2 2020 Average Sales Price \$900K

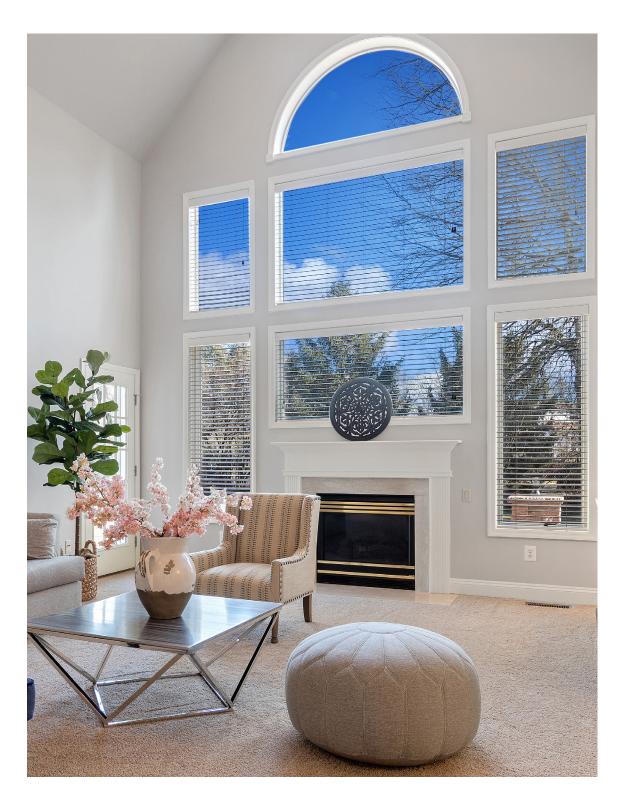
Q2 2021 Average Sales Price

57

Q2 2020 DOM

35

Blue Bell





Q2 2020 Sales

83

Q2 2021 Sales

\$483K

Q2 2020 Average Sales Price \$581K

Q2 2021 Average Sales Price

48

Q2 2020 DOM

19

POPULATION 19,095

AVERAGE HOUSEHOLD INCOME \$103,791

AVERAGE HOME VALUE \$626,700





Bryn Mawr

47

Q2 2020 Sales

109

Q2 2021 Sales

\$840K

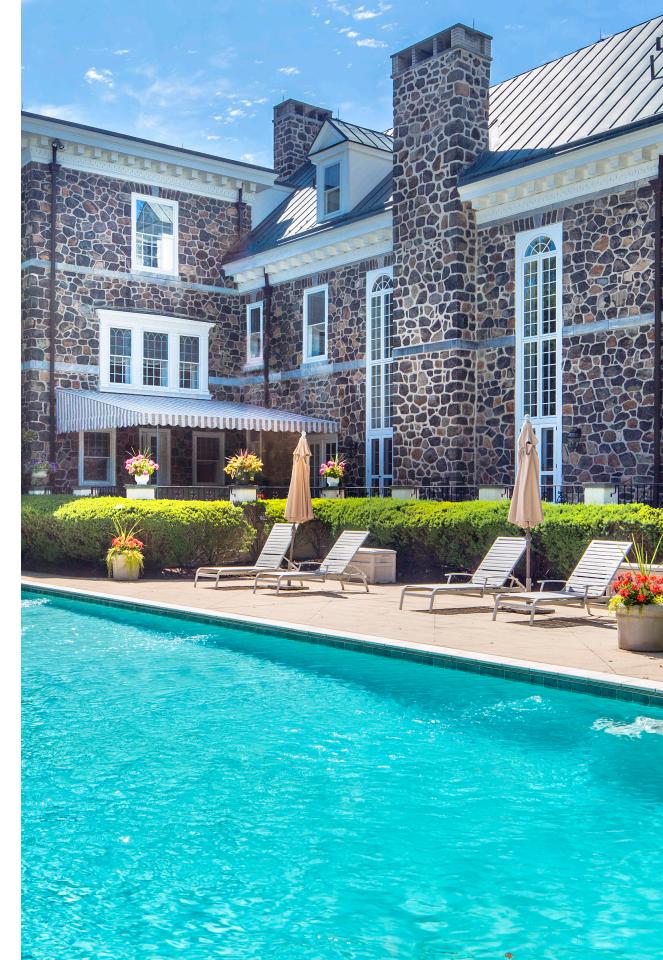
Q2 2020 Average Sales Price \$921K

Q2 2021 Average Sales Price

52

Q2 2020 DOM

32





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





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

Elkins Park





Q2 2020 Sales

89

Q2 2021 Sales

\$275K

Q2 2020 Average Sales Price \$318K

Q2 2021 Average Sales Price

51

Q2 2020 DOM

30

Havertown





Q2 2020 Sales

161

Q2 2021 Sales

\$362K

Q2 2020 Average Sales Price

Q2 2020 DOM

24

\$405K

Q2 2021 Average Sales Price

13

\$121,600





Malvern

91

Q2 2020 Sales

122

Q2 2021 Sales

\$666K

Q2 2020 Average Sales Price \$790K

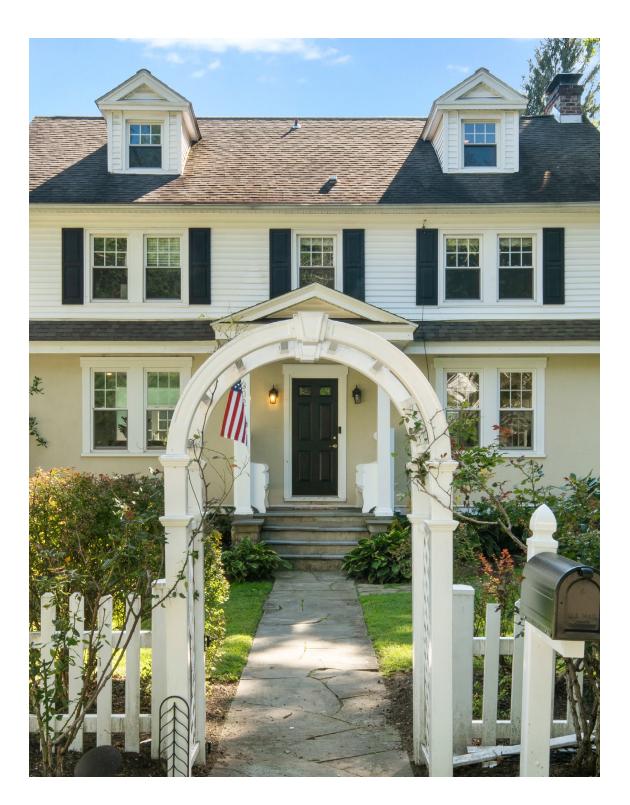
Q2 2021 Average Sales Price

36

Q2 2020 DOM

30

Media





Q2 2020 Sales

162

Q2 2021 Sales

\$467K

Q2 2020 Average Sales Price \$523K

Q2 2021 Average Sales Price

35

Q2 2020 DOM

28

Narberth





Q2 2020 Sales

54

Q2 2021 Sales

\$594K

Q2 2020 Average Sales Price \$697K

Q2 2021 Average Sales Price

99

Q2 2020 DOM

24

\$124,076





Newtown

68

Q2 2020 Sales

127

Q2 2021 Sales

\$646K

Q2 2020 Average Sales Price \$754K

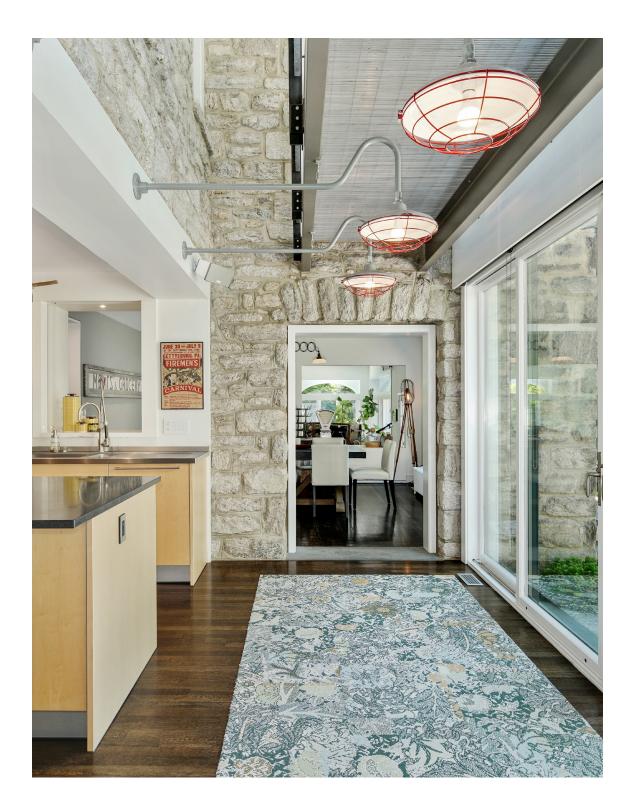
Q2 2021 Average Sales Price

52

Q2 2020 DOM

24

Swarthmore





Q2 2020 Sales

42

Q2 2021 Sales

\$335K

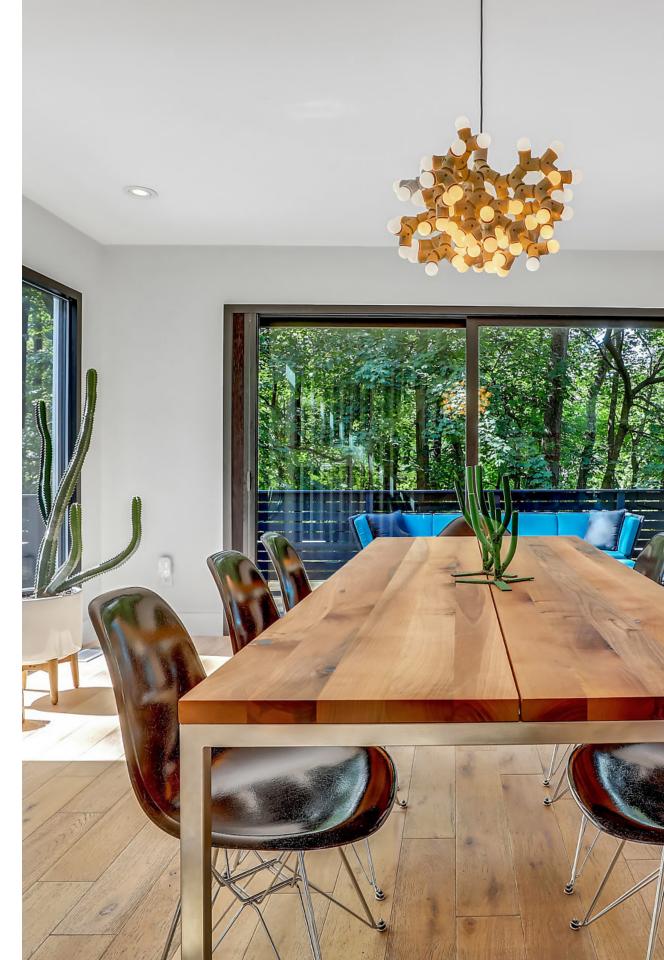
Q2 2020 Average Sales Price \$475K

Q2 2021 Average Sales Price

45

Q2 2020 DOM

18





Villanova

18

Q2 2020 Sales

21

Q2 2021 Sales

\$983K

Q2 2020 Average Sales Price 1.3M

Q2 2021 Average Sales Price

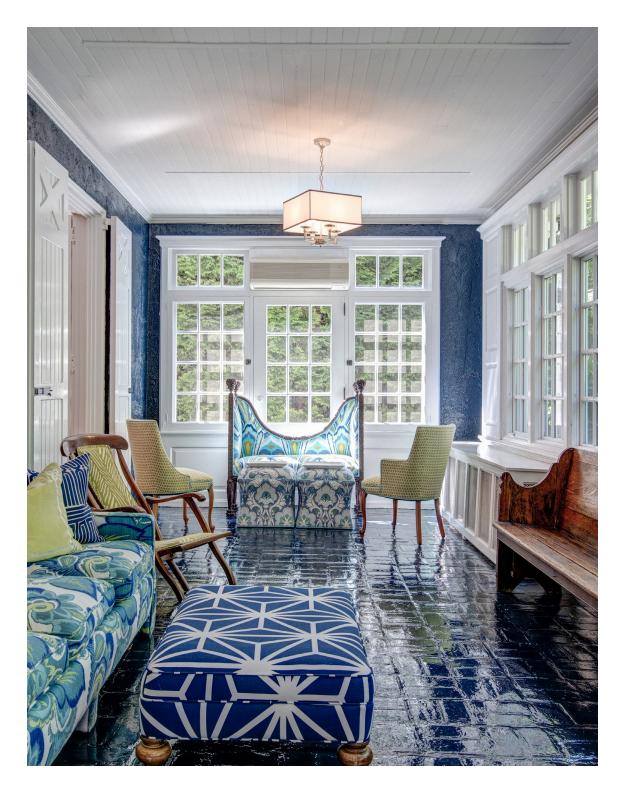
65

Q2 2020 DOM

33

AVERAGE HOME VALUE

Wayne





Q2 2020 Sales

193

Q2 2021 Sales

\$670K

Q2 2020 Average Sales Price \$758K

Q2 2021 Average Sales Price

36

Q2 2020 DOM

18

\$96,998





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

COMPASS CONCIERGE

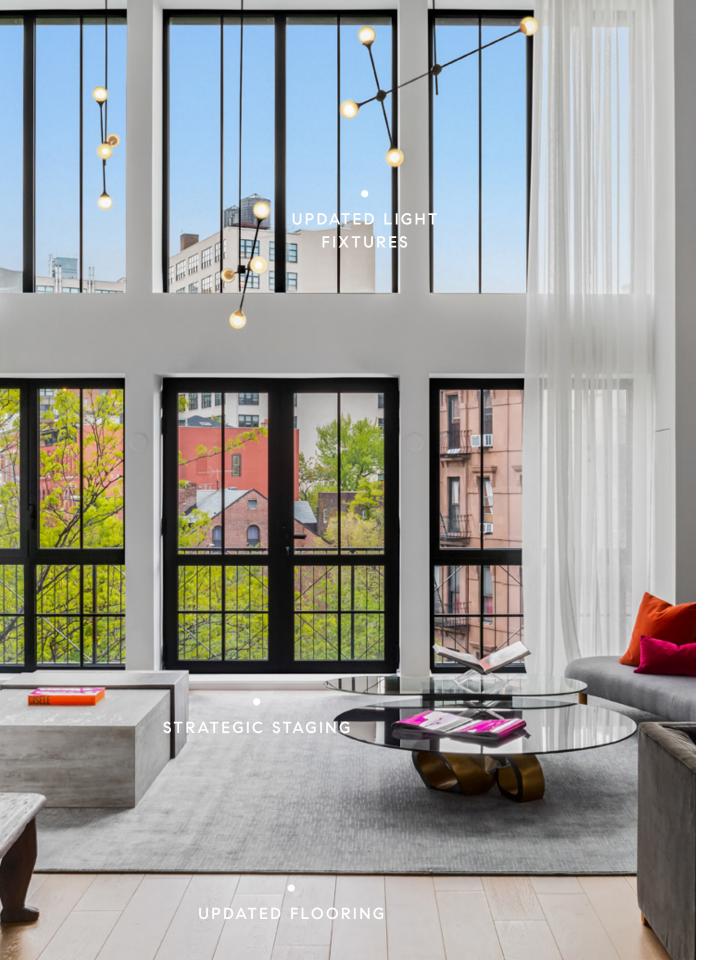


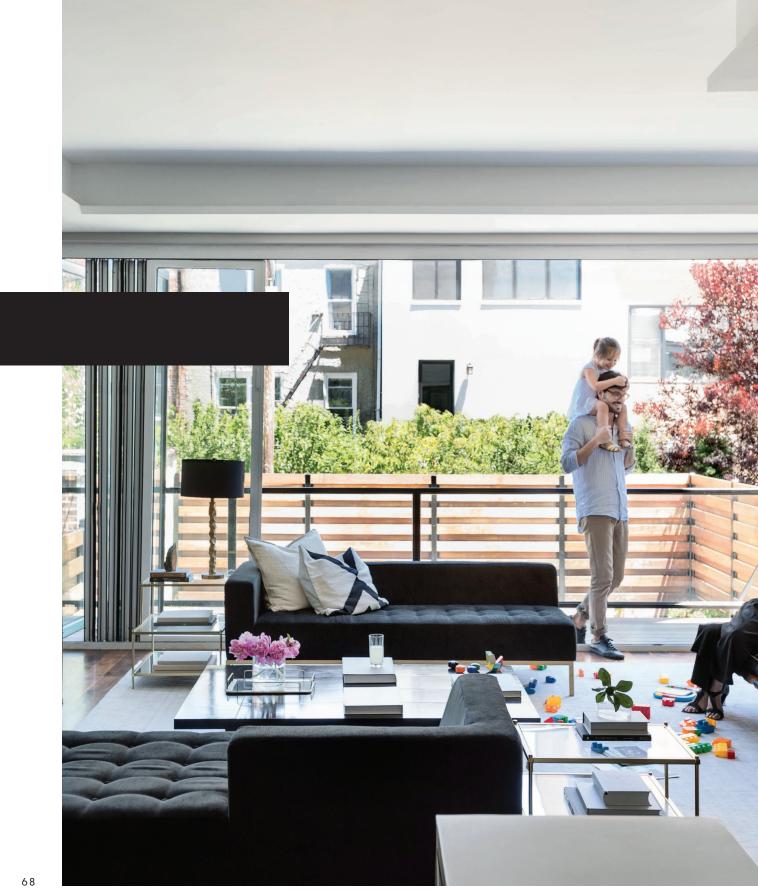
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