



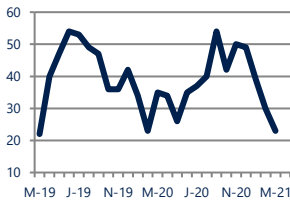
Focus On: Blue Ball, Talleyville, and West Farm Housing Market

March 2021

Zip Code(s): 19803, 19807, 19732, 19710 and 19736

Units Sold

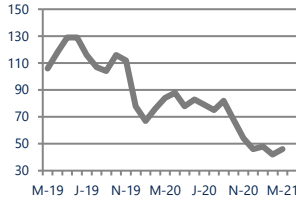
23



Down -34%
Vs. Year Ago

Active Inventory

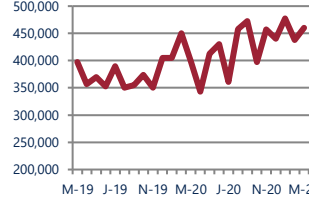
46



Down -45%
Vs. Year Ago

Median Sale Price

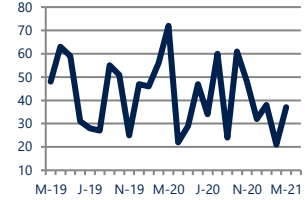
\$460,000



Up 15%
Vs. Year Ago

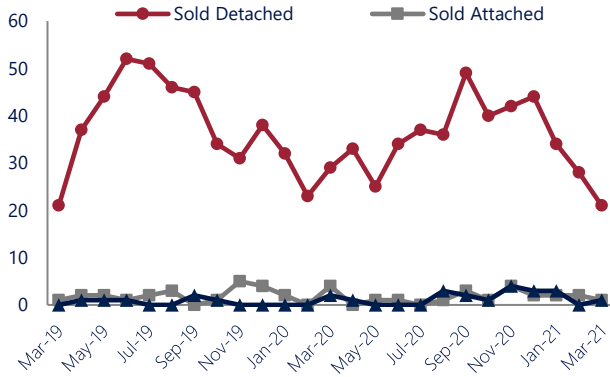
Days On Market

37



Down -49%
Vs. Year Ago

Units Sold*



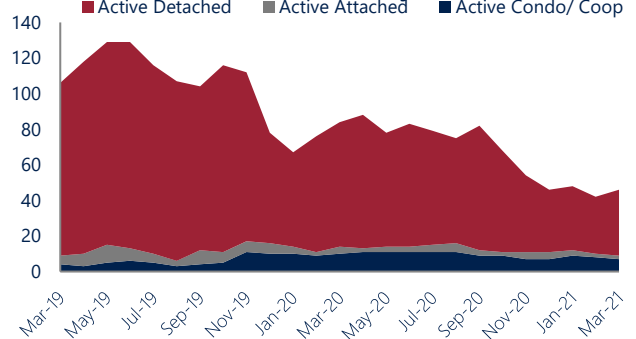
Units Sold

There was a decrease in total units sold in March, with 23 sold this month in Blue Ball, Talleyville, and West Farm versus 30 last month, a decrease of 23%. This month's total units sold was lower than at this time last year, a decrease of 34% versus March 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 38 units or 45%. The total number of active inventory this March was 46 compared to 84 in March 2020. This month's total of 46 is higher than the previous month's total supply of available inventory of 42, an increase of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Blue Ball, Talleyville, and West Farm Homes was \$399,900. This March, the median sale price was \$460,000, an increase of 15% or \$60,100 compared to last year. The current median sold price is 5% higher than in February.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Blue Ball, Talleyville, and West Farm are defined as properties listed in zip code/s 19803, 19807, 19732, 19710 and 19736.

*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.





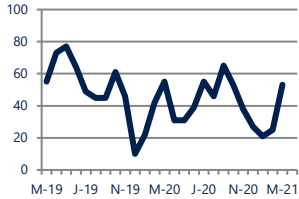
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March 2021

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New Listings

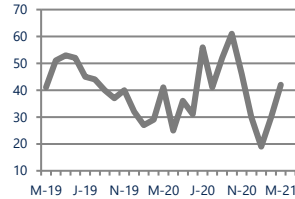
53



Down -4%
Vs. Year Ago

Current Contracts

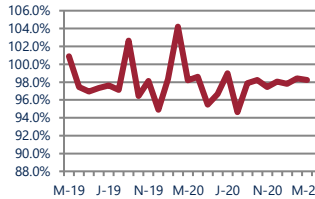
42



Up 2%
Vs. Year Ago

Sold Vs. List Price

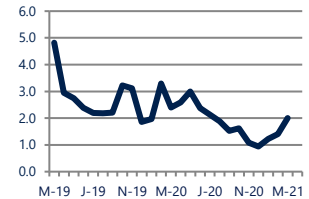
98.2%



No Change
Vs. Year Ago

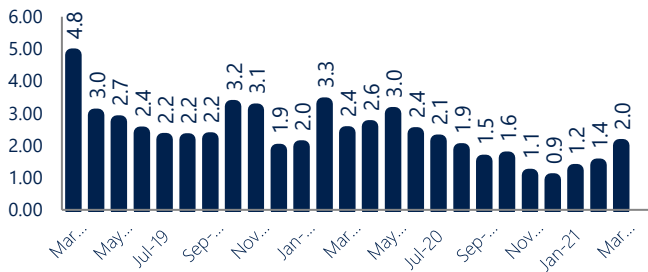
Months of Supply

2.0



Down -17%
Vs. Year Ago

Months Of Supply



Months of Supply

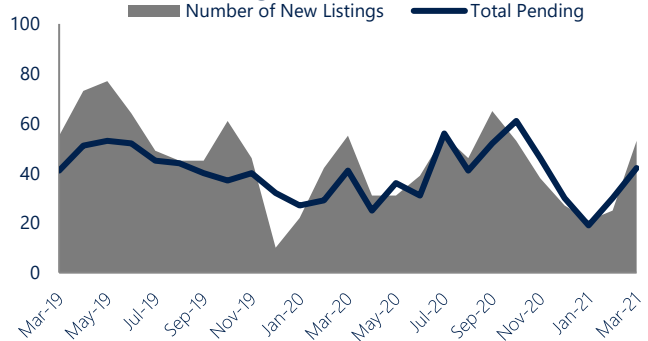
In March, there was 2.0 months of supply available in Blue Ball, Talleyville, and West Farm, compared to 2.4 in March 2020. That is a decrease of 17% versus a year ago.

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.

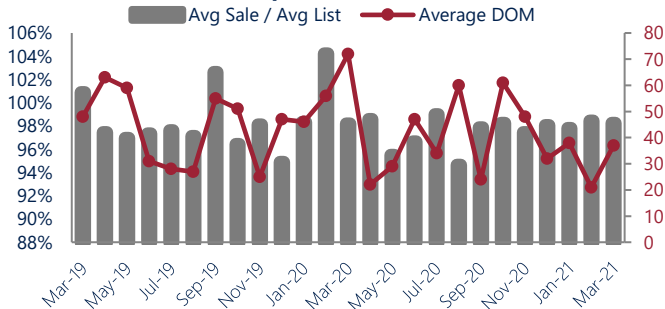
New Listings & Current Contracts

This month there were 53 homes newly listed for sale in Blue Ball, Talleyville, and West Farm compared to 55 in March 2020, a decrease of 4%. There were 42 current contracts pending sale this March compared to 41 a year ago. The number of current contracts is 2% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Blue Ball, Talleyville, and West Farm was 98.2% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 37, lower than the average last year, which was 72, a decrease of 49%.



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