



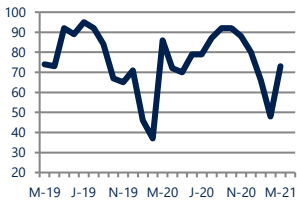
## Focus On: Newark and Brookside Housing Market

March 2021

Zip Code(s): 19711 and 19713

### Units Sold

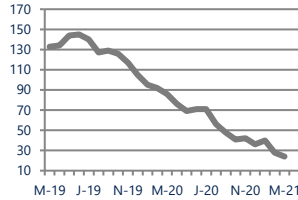
73



Down -15%  
Vs. Year Ago

### Active Inventory

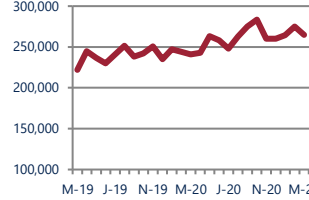
24



Down -72%  
Vs. Year Ago

### Median Sale Price

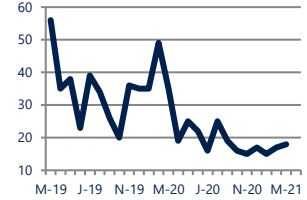
\$265,000



Up 10%  
Vs. Year Ago

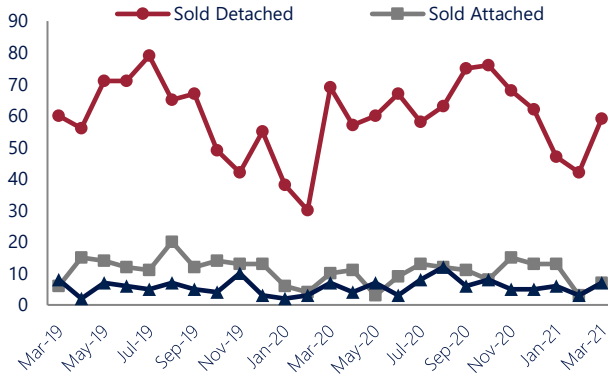
### Days On Market

18



Down -49%  
Vs. Year Ago

### Units Sold\*



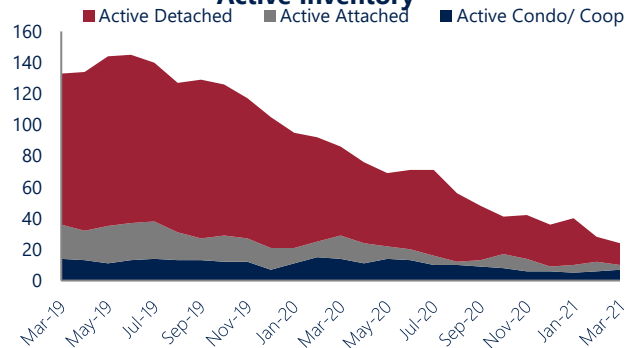
### Units Sold

There was an increase in total units sold in March, with 73 sold this month in Newark and Brookside. This month's total units sold was lower than at this time last year.

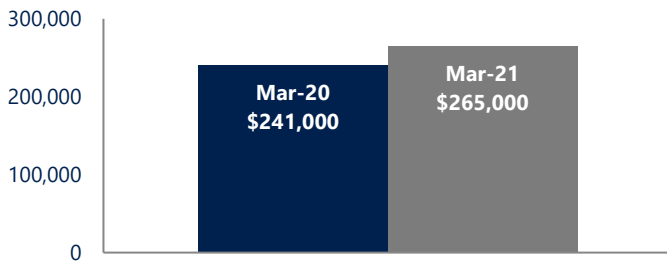
### Active Inventory

Versus last year, the total number of homes available this month is lower by 62 units or 72%. The total number of active inventory this March was 24 compared to 86 in March 2020. This month's total of 24 is lower than the previous month's total supply of available inventory of 28, a decrease of 14%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last March, the median sale price for Newark and Brookside Homes was \$241,000. This March, the median sale price was \$265,000, an increase of 10% or \$24,000 compared to last year. The current median sold price is 4% lower 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.

Newark and Brookside are defined as properties listed in zip code/s 19711 and 19713.

\*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.





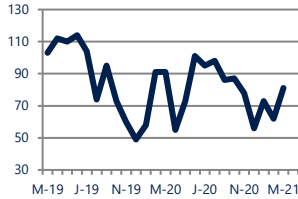
## Focus On: Newark and Brookside Housing Market

March 2021

Zip Code(s): 19711 and 19713

### New Listings

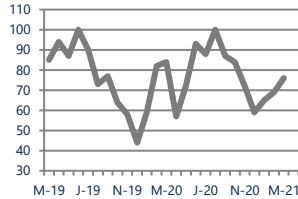
81



Down -11%  
Vs. Year Ago

### Current Contracts

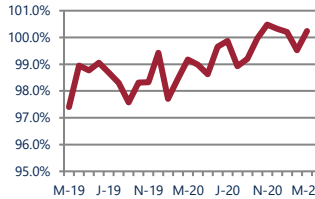
76



Down -10%  
Vs. Year Ago

### Sold Vs. List Price

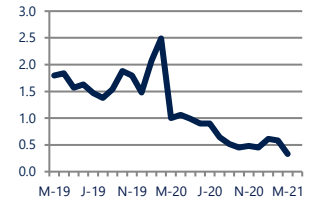
100.2%



Up 1.1%  
Vs. Year Ago

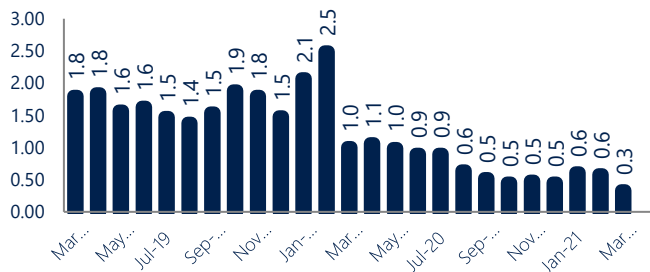
### Months of Supply

0.3



Down -67%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

In March, there was 0.3 months of supply available in Newark and Brookside, compared to 1.0 in March 2020. That is a decrease of 67% versus a year ago.

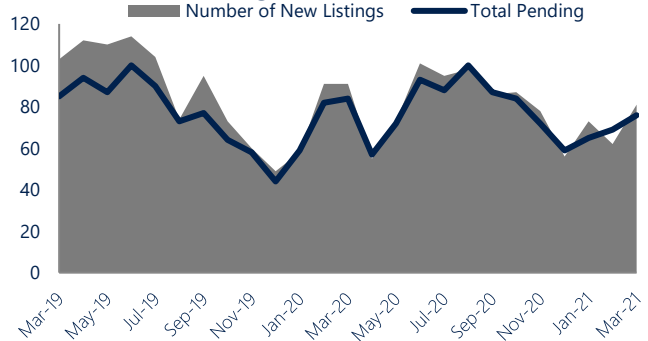
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

### New Listings & Current Contracts

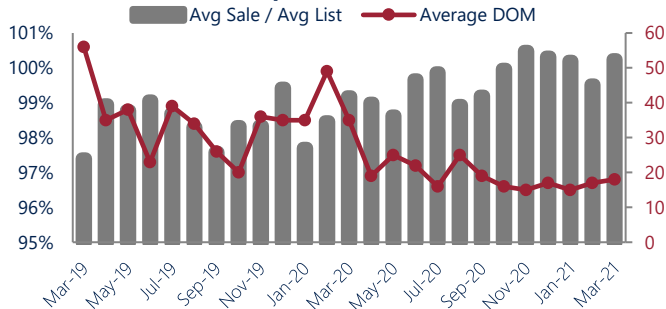
This month there were 81 homes newly listed for sale in Newark and Brookside compared to 91 in March 2020, a decrease of 11%.

There were 76 current contracts pending sale this March compared to 84 a year ago. The number of current contracts is 10% lower 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 Newark and Brookside was 100.2% of the average list price, which is 1.1% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 18, lower than the average last year, which was 35, a decrease of 49%.

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