



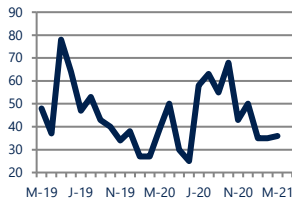
Focus On: Aston and Brookhaven Housing Market

March 2021

Zip Code(s): 19014, 19015 and 19017

Units Sold

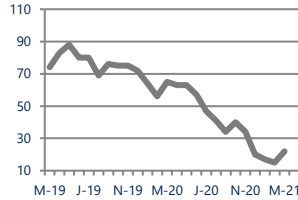
36



Down -8%
Vs. Year Ago

Active Inventory

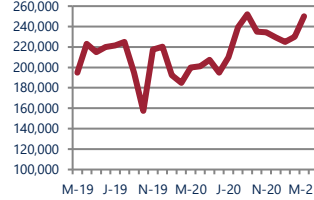
22



Down -66%
Vs. Year Ago

Median Sale Price

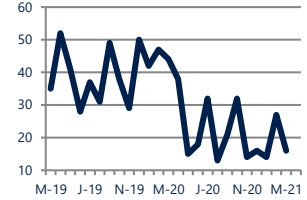
\$250,000



Up
Vs. Year Ago

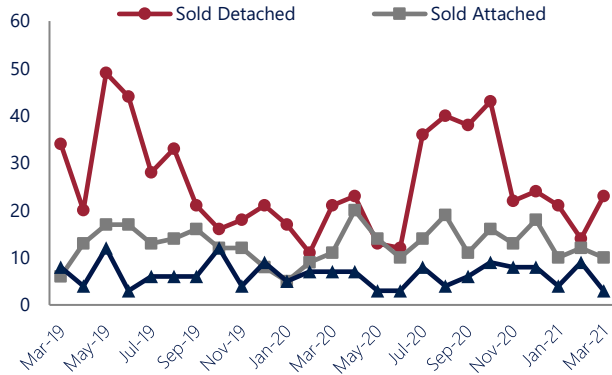
Days On Market

16



Down
Vs. Year Ago

Units Sold*



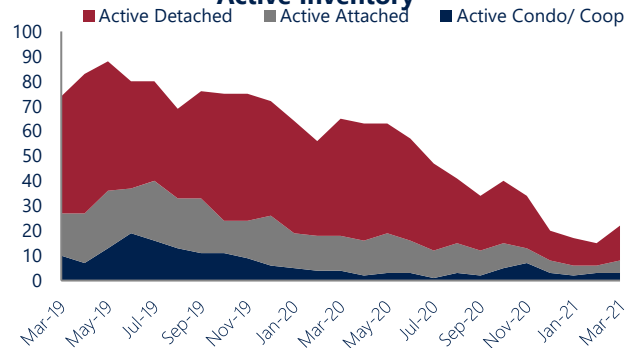
Units Sold

There was an increase in total units sold in March, with 36 sold this month in Aston and Brookhaven versus 35 last month, an increase of 3%. This month's total units sold was lower than at this time last year, a decrease of 8% versus March 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 43 units or 66%. The total number of active inventory this March was 22 compared to 65 in March 2020. This month's total of 22 is higher than the previous month's total supply of available inventory of 15, an increase of 47%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last March, the median sale price for Aston and Brookhaven Homes was \$199,900. This March, the median sale price was \$250,000, an increase of \$50,100 compared to last year. The current median sold price is 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.

Aston and Brookhaven are defined as properties listed in zip code/s 19014, 19015 and 19017.

*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.





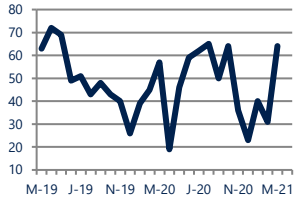
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March 2021

Zip Code(s): 19014, 19015 and 19017

New Listings

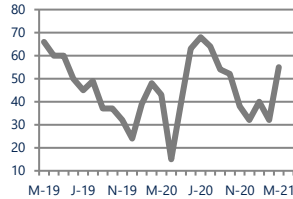
64



Up 12%
Vs. Year Ago

Current Contracts

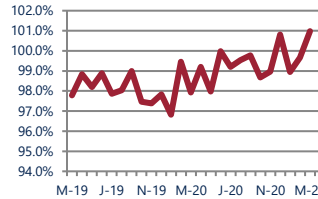
55



Up 28%
Vs. Year Ago

Sold Vs. List Price

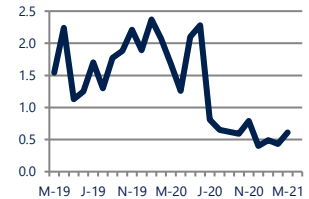
101.0%



Up 3.1%
Vs. Year Ago

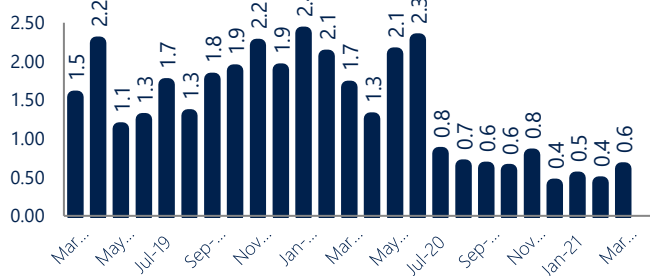
Months of Supply

0.6



Down -63%
Vs. Year Ago

Months Of Supply



Months of Supply

In March, there was 0.6 months of supply available in Aston and Brookhaven, compared to 1.7 in March 2020. That is a decrease of 63% versus a year ago.

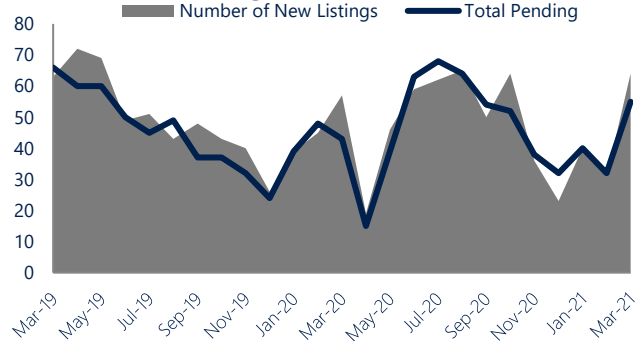
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

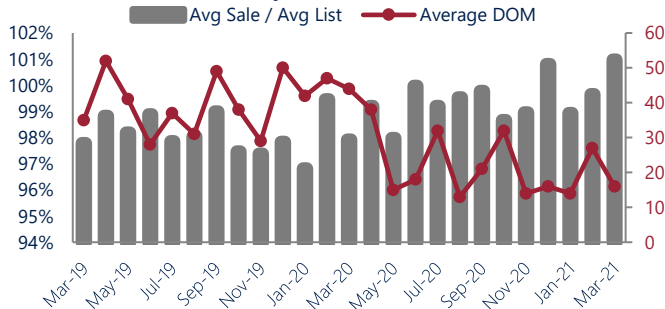
This month there were 64 homes newly listed for sale in Aston and Brookhaven compared to 57 in March 2020, an increase of 12%.

There were 55 current contracts pending sale this March compared to 43 a year ago. The number of current contracts is 28% 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 Aston and Brookhaven was 101.0% of the average list price, which is 3.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 16, lower than the average last year, which was 44. This decrease was impacted by the limited number of sales.

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