



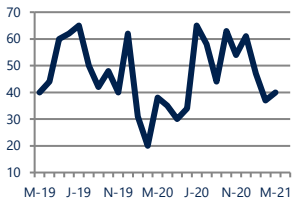
Focus On: Drexel Hill Housing Market

March 2021

Zip Code(s): 19026

Units Sold

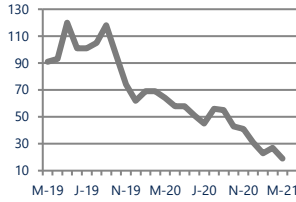
40



Up 5%
Vs. Year Ago

Active Inventory

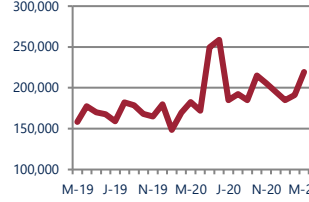
19



Down -70%
Vs. Year Ago

Median Sale Price

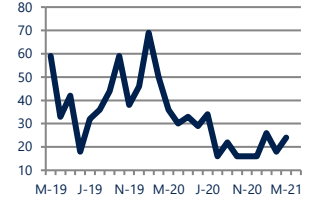
\$219,500



Up 20%
Vs. Year Ago

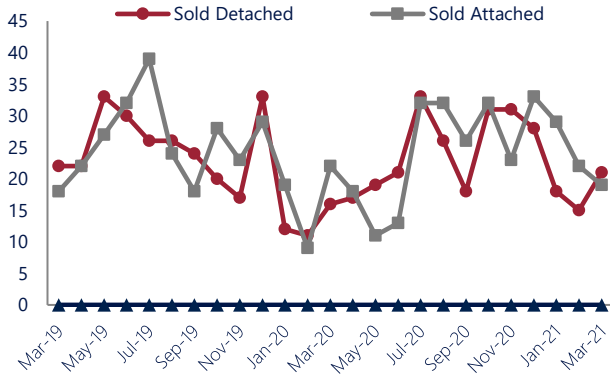
Days On Market

24



Down -33%
Vs. Year Ago

Units Sold*



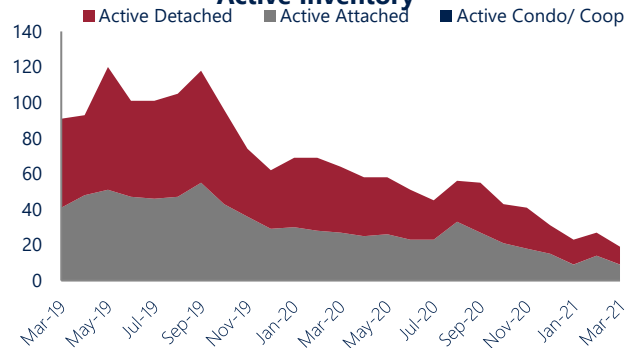
Units Sold

There was an increase in total units sold in March, with 40 sold this month in Drexel Hill versus 37 last month, an increase of 8%. This month's total units sold was higher than at this time last year, an increase of 5% versus March 2020.

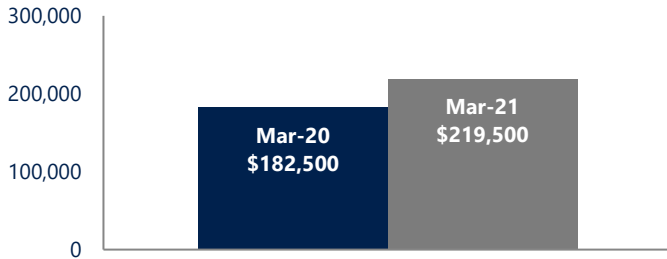
Active Inventory

Versus last year, the total number of homes available this month is lower by 45 units or 70%. The total number of active inventory this March was 19 compared to 64 in March 2020. This month's total of 19 is lower than the previous month's total supply of available inventory of 27, a decrease of 30%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Drexel Hill Homes was \$182,500. This March, the median sale price was \$219,500, an increase of 20% or \$37,000 compared to last year. The current median sold price is 15% 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.

Drexel Hill are defined as properties listed in zip code/s 19026.

*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.





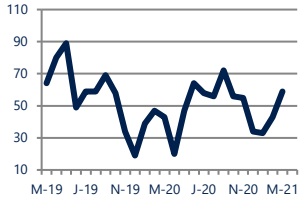
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March 2021

Zip Code(s): 19026

New Listings

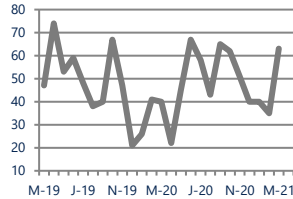
59



Up 37%
Vs. Year Ago

Current Contracts

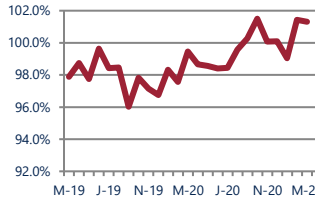
63



Up 57%
Vs. Year Ago

Sold Vs. List Price

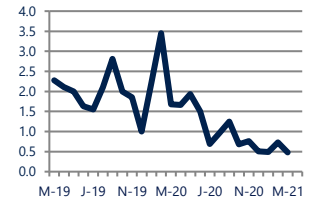
101.3%



Up 1.9%
Vs. Year Ago

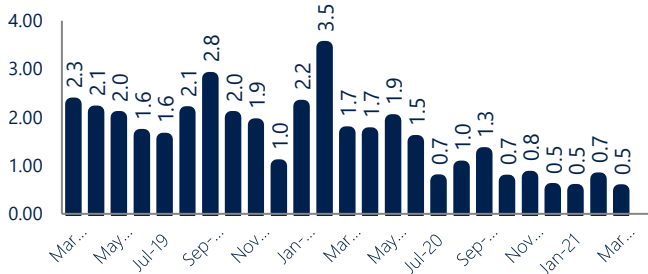
Months of Supply

0.5



Down -71%
Vs. Year Ago

Months Of Supply



Months of Supply

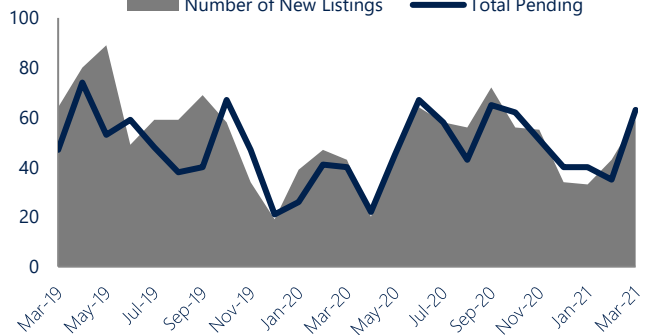
In March, there was 0.5 months of supply available in Drexel Hill, compared to 1.7 in March 2020. That is a decrease of 72% versus a year ago.

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.

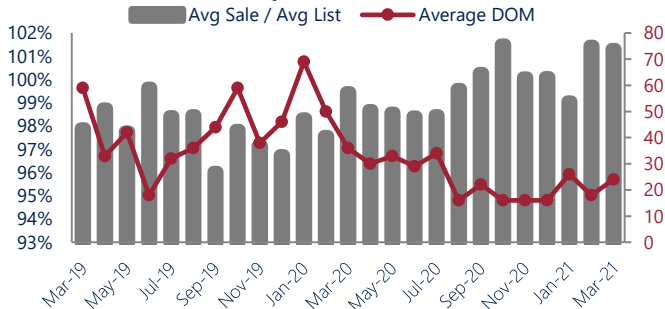
New Listings & Current Contracts

This month there were 59 homes newly listed for sale in Drexel Hill compared to 43 in March 2020, an increase of 37%. There were 63 current contracts pending sale this March compared to 40 a year ago. The number of current contracts is 57% 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 Drexel Hill was 101.3% of the average list price, which is 1.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 24, lower than the average last year, which was 36, a decrease of 33%.



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