



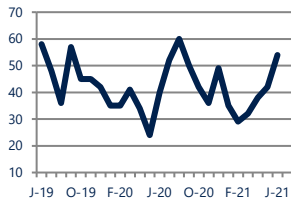
Focus On: Bear Housing Market

June 2021

Zip Code(s): 19701, 19733 and 19708

Units Sold

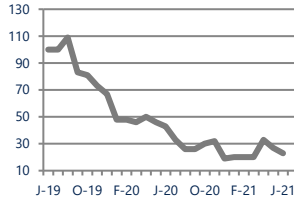
54



Up 35%
Vs. Year Ago

Active Inventory

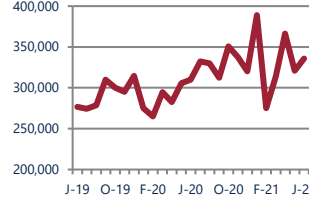
23



Down -47%
Vs. Year Ago

Median Sale Price

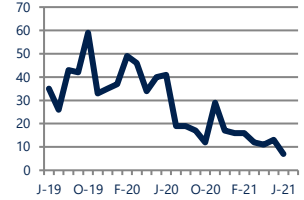
\$336,000



Up 8%
Vs. Year Ago

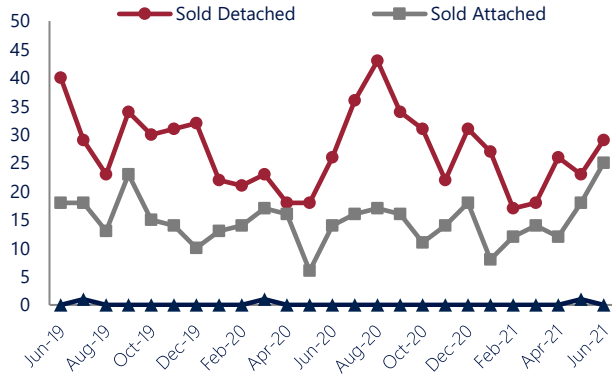
Days On Market

7



Down -83%
Vs. Year Ago

Units Sold*



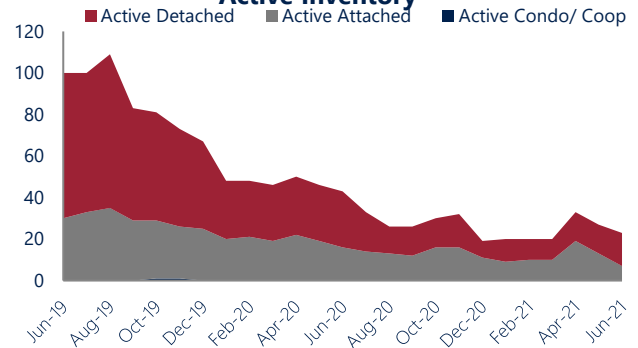
Units Sold

There was an increase in total units sold in June, with 54 sold this month in Bear. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 20 units or 47%. The total number of active inventory this June was 23 compared to 43 in June 2020. This month's total of 23 is lower than the previous month's total supply of available inventory of 27, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Bear Homes was \$309,950. This June, the median sale price was \$336,000, an increase of 8% or \$26,050 compared to last year. The current median sold price is 5% higher than in May.

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

Bear are defined as properties listed in zip code/s 19701, 19733 and 19708.

*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.





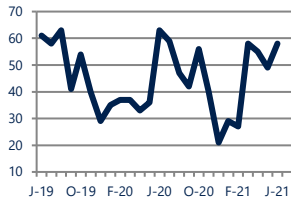
Focus On: Bear Housing Market

June 2021

Zip Code(s): 19701, 19733 and 19708

New Listings

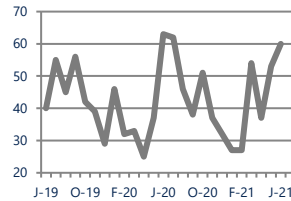
58



Down -8%
Vs. Year Ago

Current Contracts

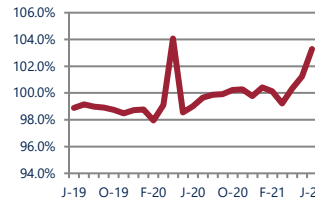
60



Down -5%
Vs. Year Ago

Sold Vs. List Price

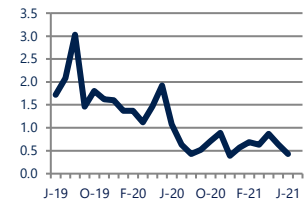
103.3%



Up 4.3%
Vs. Year Ago

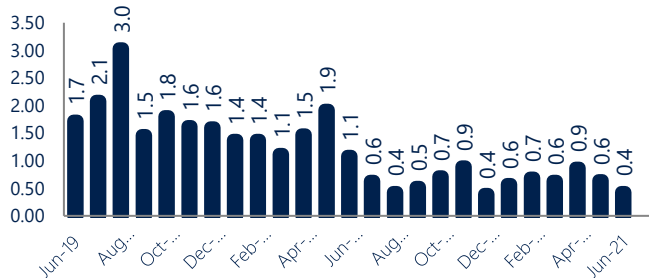
Months of Supply

0.4



Down -60%
Vs. Year Ago

Months Of Supply



Months of Supply

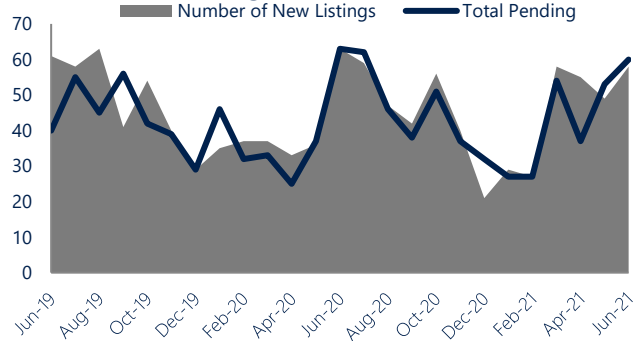
In June, there was 0.4 months of supply available in Bear, compared to 1.1 in June 2020. That is a decrease of 60% versus a year ago.

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.

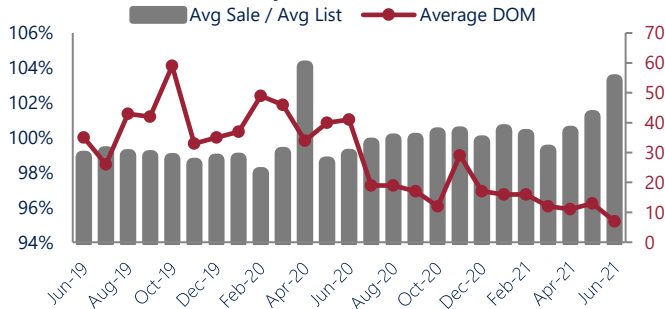
New Listings & Current Contracts

This month there were 58 homes newly listed for sale in Bear compared to 63 in June 2020, a decrease of 8%. There were 60 current contracts pending sale this June compared to 63 a year ago. The number of current contracts is 5% lower than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Bear was 103.3% of the average list price, which is 4.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 7, lower than the average last year, which was 41, a decrease of 83%.

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