



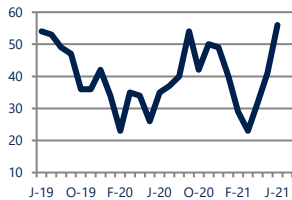
**Focus On: Blue Ball, Talleyville, and West Farm Housing Market**

June 2021

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

**Units Sold**

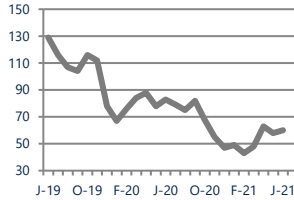
56



**Up**  
Vs. Year Ago

**Active Inventory**

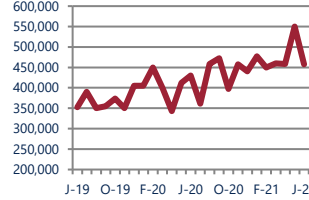
60



**Down -28%**  
Vs. Year Ago

**Median Sale Price**

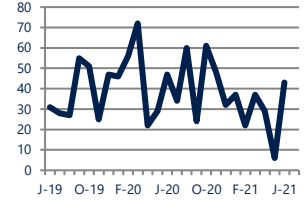
\$457,500



**Up 6%**  
Vs. Year Ago

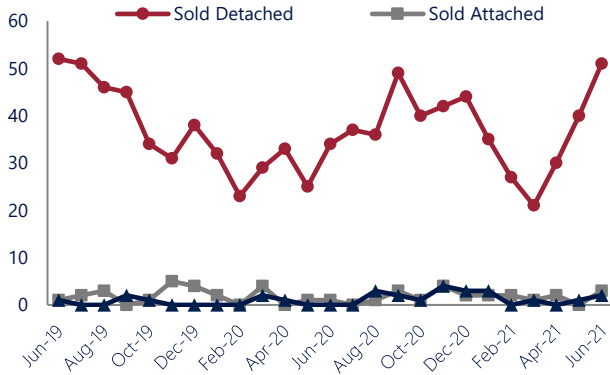
**Days On Market**

43



**Down -9%**  
Vs. Year Ago

**Units Sold\***



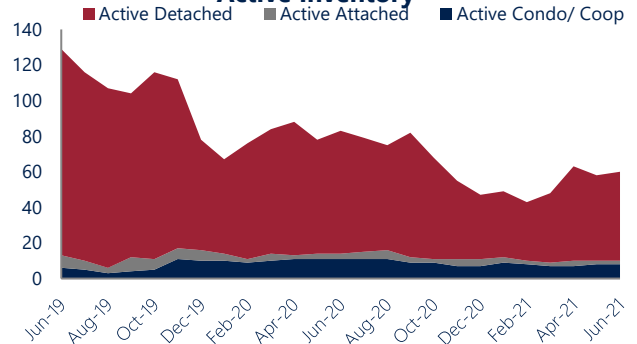
**Units Sold**

There was an increase in total units sold in June, with 56 sold this month in Blue Ball, Talleyville, and West Farm. 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 23 units or 28%. The total number of active inventory this June was 60 compared to 83 in June 2020. This month's total of 60 is higher than the previous month's total supply of available inventory of 58, an increase of 3%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for Blue Ball, Talleyville, and West Farm Homes was \$430,000. This June, the median sale price was \$457,500, an increase of 6% or \$27,500 compared to last year. The current median sold price is 17% lower 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.



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.



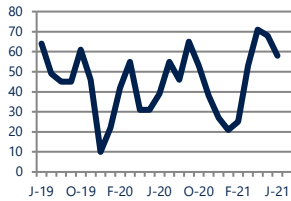
## Focus On: Blue Ball, Talleyville, and West Farm Housing Market

June 2021

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

### New Listings

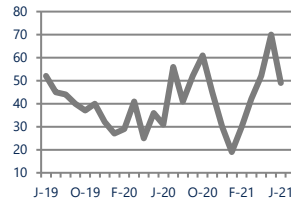
58



Up 49%  
Vs. Year Ago

### Current Contracts

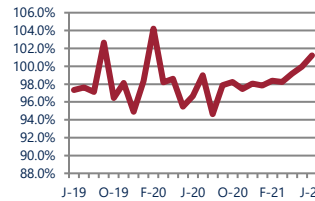
49



Up 58%  
Vs. Year Ago

### Sold Vs. List Price

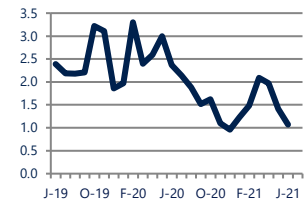
101.2%



Up 4.7%  
Vs. Year Ago

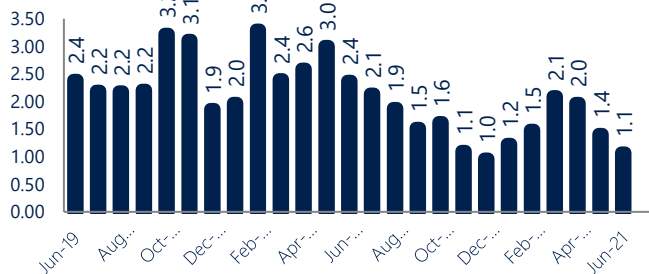
### Months of Supply

1.1



Down -55%  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

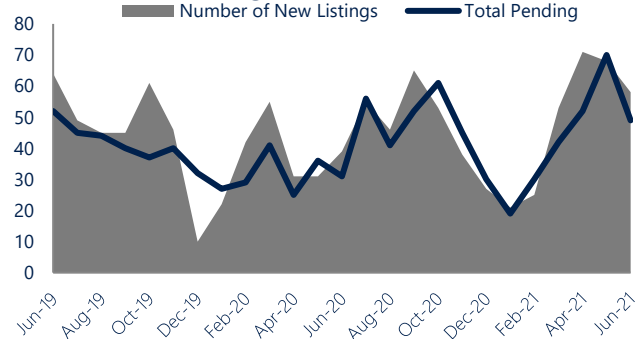
This month there were 58 homes newly listed for sale in Blue Ball, Talleyville, and West Farm compared to 39 in June 2020, an increase of 49%. There were 49 current contracts pending sale this June compared to 31 a year ago. The number of current contracts is 58% higher than last June.

### Months of Supply

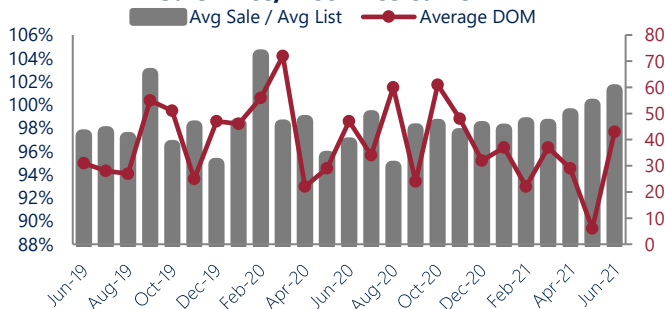
In June, there was 1.1 months of supply available in Blue Ball, Talleyville, and West Farm, compared to 2.4 in June 2020. That is a decrease of 55% versus a year ago.

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



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in Blue Ball, Talleyville, and West Farm was 101.2% of the average list price, which is 4.6% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 43, lower than the average last year, which was 47, a decrease of 9%.



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