



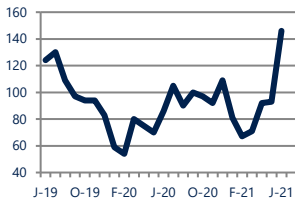
**Focus On: Brandywine Housing Market**

June 2021

Zip Code(s): 19803,19809,19810,19703 and 19732

**Units Sold**

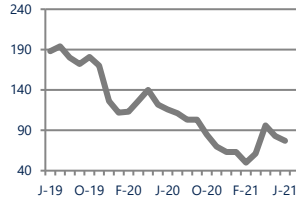
146



**Up**  
Vs. Year Ago

**Active Inventory**

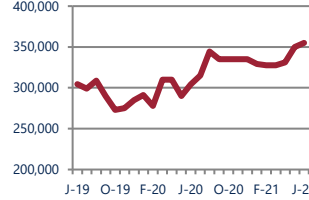
77



**Down -34%**  
Vs. Year Ago

**Median Sale Price**

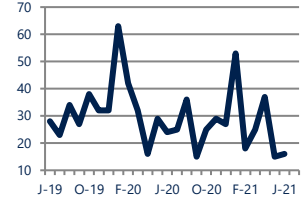
\$355,000



**Up 17%**  
Vs. Year Ago

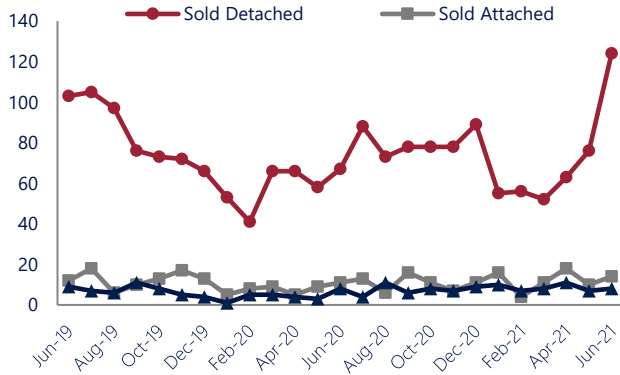
**Days On Market**

16



**Down -33%**  
Vs. Year Ago

**Units Sold\***



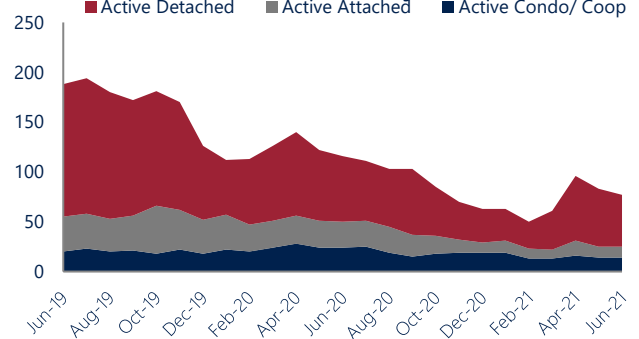
**Units Sold**

There was an increase in total units sold in June, with 146 sold this month in Brandywine. This month's total units sold was higher than at this time last year.

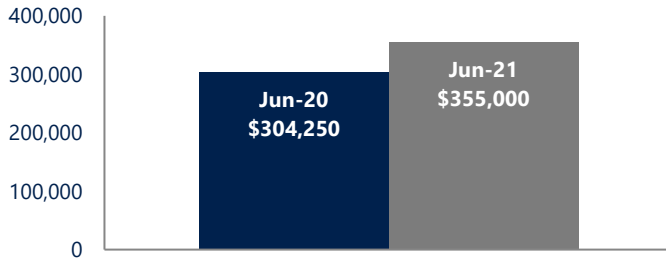
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 39 units or 34%. The total number of active inventory this June was 77 compared to 116 in June 2020. This month's total of 77 is lower than the previous month's total supply of available inventory of 83, a decrease of 7%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for Brandywine Homes was \$304,250. This June, the median sale price was \$355,000, an increase of 17% or \$50,750 compared to last year. The current median sold price is 1% 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.

Brandywine are defined as properties listed in zip code/s 19803,19809,19810,19703 and 19732.

\*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.





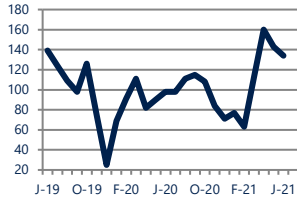
## Focus On: Brandywine Housing Market

June 2021

Zip Code(s): 19803,19809,19810,19703 and 19732

### New Listings

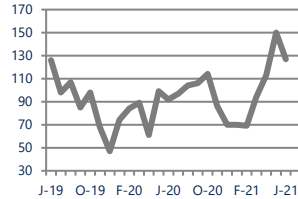
134



Up 37%  
Vs. Year Ago

### Current Contracts

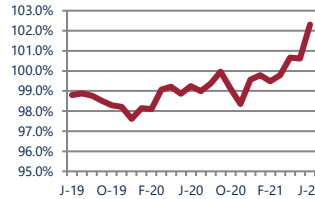
127



Up 38%  
Vs. Year Ago

### Sold Vs. List Price

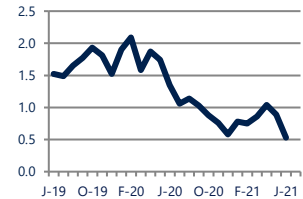
102.3%



Up 3.1%  
Vs. Year Ago

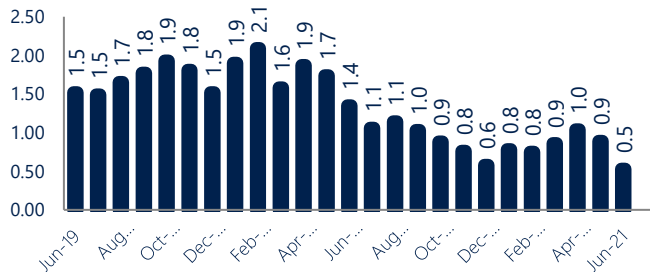
### Months of Supply

0.5



Down -61%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

In June, there was 0.5 months of supply available in Brandywine, compared to 1.3 in June 2020. That is a decrease of 61% versus a year ago.

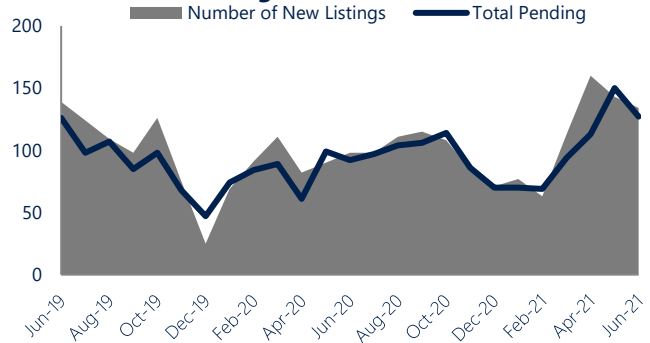
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

### New Listings & Current Contracts

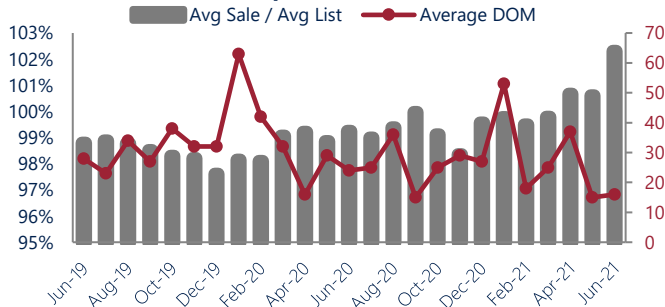
This month there were 134 homes newly listed for sale in Brandywine compared to 98 in June 2020, an increase of 37%.

There were 127 current contracts pending sale this June compared to 92 a year ago. The number of current contracts is 38% higher 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 Brandywine was 102.3% 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 24, a decrease of 33%.



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