



The Long & Foster Market Minute™

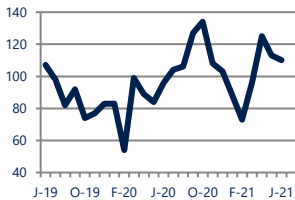
Focus On: Elsmere, Kentmere, and Glenville Housing Market

June 2021

Zip Code(s): 19805, 19804 and 19806

Units Sold

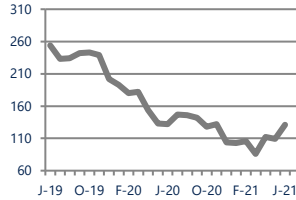
110



Up 15%
Vs. Year Ago

Active Inventory

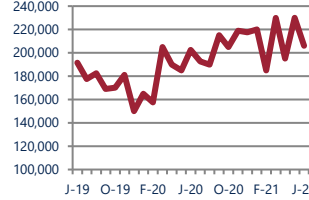
131



Down -1%
Vs. Year Ago

Median Sale Price

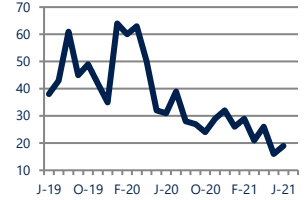
\$206,050



Up 2%
Vs. Year Ago

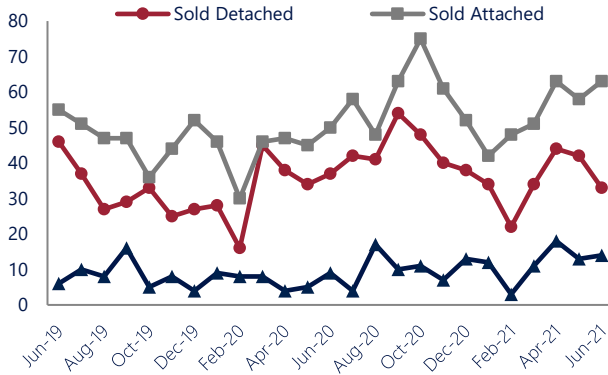
Days On Market

19



Down -39%
Vs. Year Ago

Units Sold*



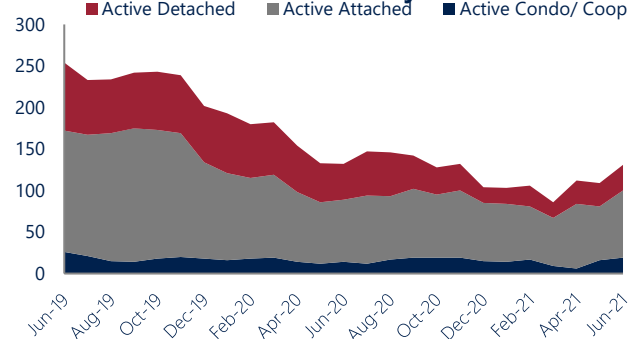
Units Sold

There was a decrease in total units sold in June, with 110 sold this month in Elsmere, Kentmere, and Glenville versus 113 last month, a decrease of 3%. This month's total units sold was higher than at this time last year, an increase of 15% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 1 units or 1%. The total number of active inventory this June was 131 compared to 132 in June 2020. This month's total of 131 is higher than the previous month's total supply of available inventory of 109, an increase of 20%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Elsmere, Kentmere, and Glenville Homes was \$202,500. This June, the median sale price was \$206,050, an increase of 2% or \$3,550 compared to last year. The current median sold price is 10% 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.

Elsmere, Kentmere, and Glenville are defined as properties listed in zip code/s 19805, 19804 and 19806.

*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.





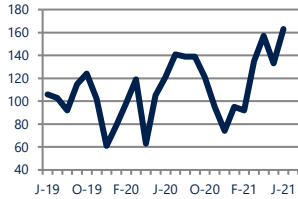
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June 2021

Zip Code(s): 19805, 19804 and 19806

New Listings

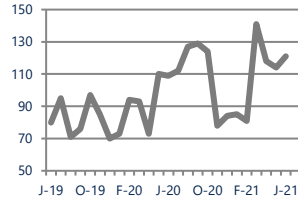
163



Up 35%
Vs. Year Ago

Current Contracts

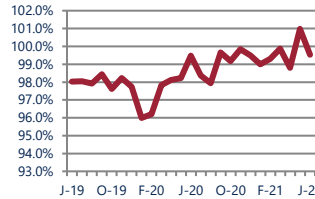
121



Up 11%
Vs. Year Ago

Sold Vs. List Price

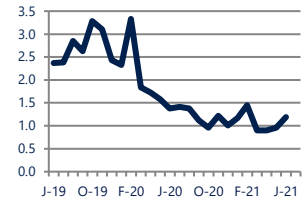
99.5%



No Change
Vs. Year Ago

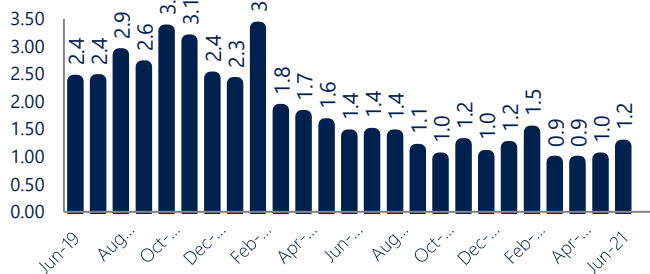
Months of Supply

1.2



Down -14%
Vs. Year Ago

Months Of Supply



Months of Supply

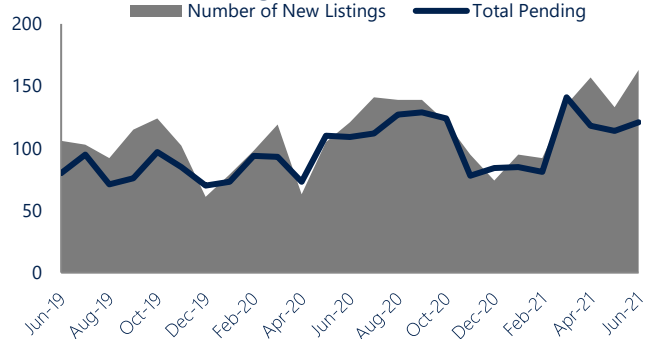
In June, there was 1.2 months of supply available in Elsmere, Kentmere, and Glenville, compared to 1.4 in June 2020. That is a decrease of 13% versus a year ago.

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.

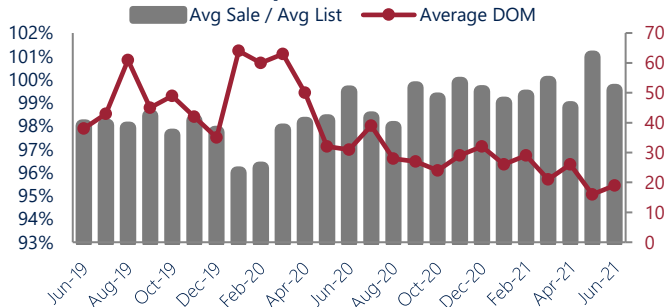
New Listings & Current Contracts

This month there were 163 homes newly listed for sale in Elsmere, Kentmere, and Glenville compared to 121 in June 2020, an increase of 35%. There were 121 current contracts pending sale this June compared to 109 a year ago. The number of current contracts is 11% 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 Elsmere, Kentmere, and Glenville was 99.5% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 19, lower than the average last year, which was 31, a decrease of 39%.



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