



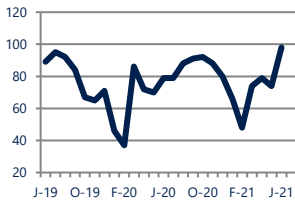
Focus On: Newark and Brookside Housing Market

June 2021

Zip Code(s): 19711 and 19713

Units Sold

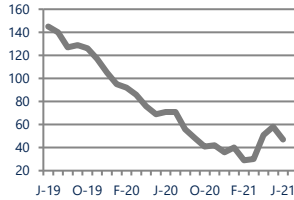
98



Up 24%
Vs. Year Ago

Active Inventory

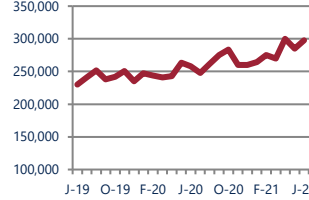
47



Down -34%
Vs. Year Ago

Median Sale Price

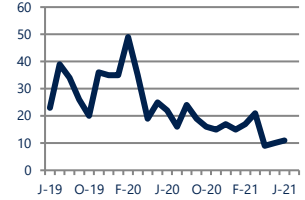
\$297,500



Up 15%
Vs. Year Ago

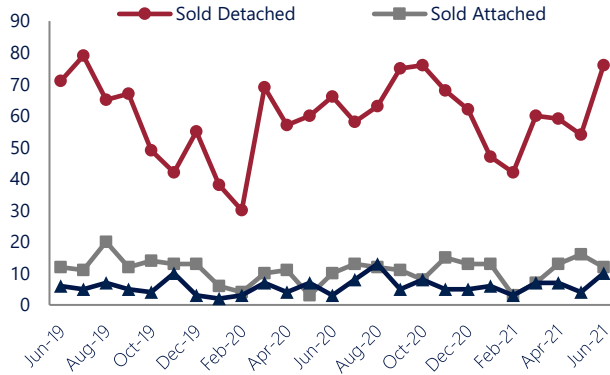
Days On Market

11



Down -50%
Vs. Year Ago

Units Sold*



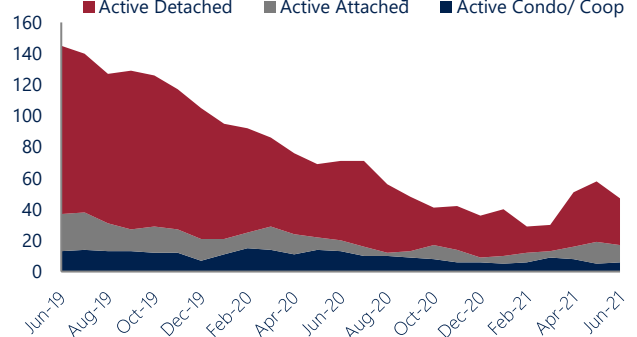
Units Sold

There was an increase in total units sold in June, with 98 sold this month in Newark and Brookside versus 74 last month, an increase of 32%. This month's total units sold was higher than at this time last year, an increase of 24% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 24 units or 34%. The total number of active inventory this June was 47 compared to 71 in June 2020. This month's total of 47 is lower than the previous month's total supply of available inventory of 58, a decrease of 19%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Newark and Brookside Homes was \$258,000. This June, the median sale price was \$297,500, an increase of 15% or \$39,500 compared to last year. The current median sold price is 4% 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.

Newark and Brookside are defined as properties listed in zip code/s 19711 and 19713.

*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.





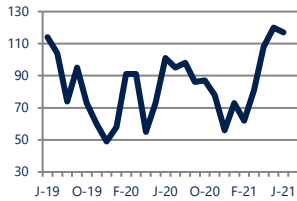
Focus On: Newark and Brookside Housing Market

June 2021

Zip Code(s): 19711 and 19713

New Listings

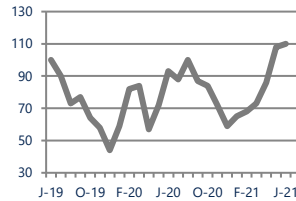
117



Up 16%
Vs. Year Ago

Current Contracts

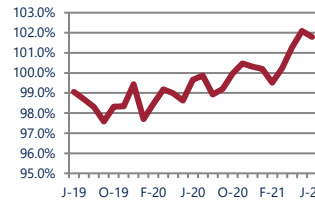
110



Up 18%
Vs. Year Ago

Sold Vs. List Price

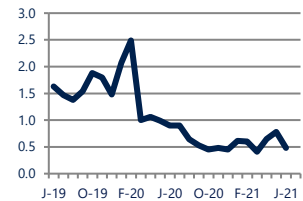
101.8%



Up 2.1%
Vs. Year Ago

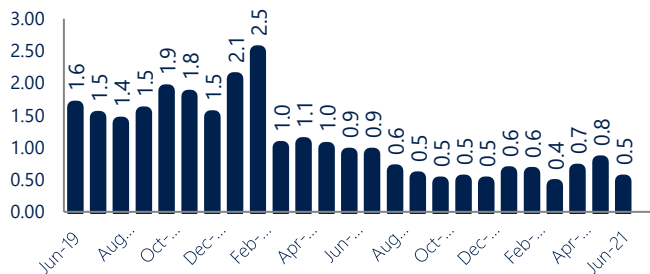
Months of Supply

0.5



Down -47%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

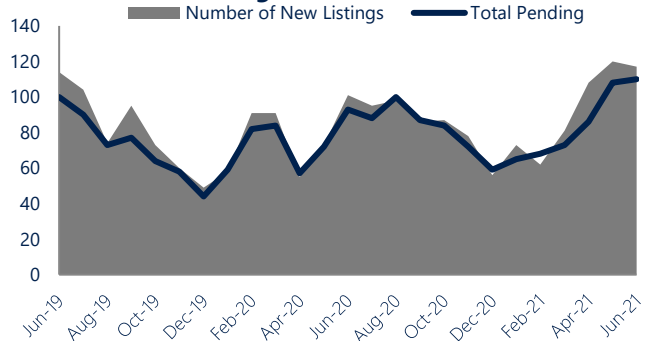
This month there were 117 homes newly listed for sale in Newark and Brookside compared to 101 in June 2020, an increase of 16%. There were 110 current contracts pending sale this June compared to 93 a year ago. The number of current contracts is 18% higher than last June.

Months of Supply

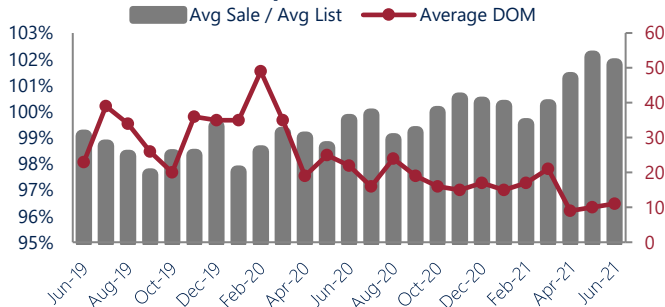
In June, there was 0.5 months of supply available in Newark and Brookside, compared to 0.9 in June 2020. That is a decrease of 47% versus a year ago.

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 Newark and Brookside was 101.8% of the average list price, which is 2.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 11, lower than the average last year, which was 22, a decrease of 50%.

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