

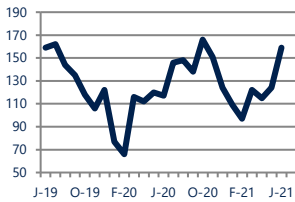


Focus On: Newark and Glasgow Housing Market

June 2021

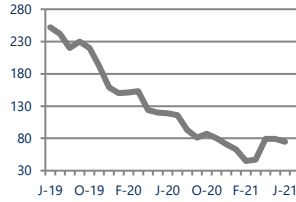
Zip Code(s): 19702, 19711 and 19713

Units Sold
159



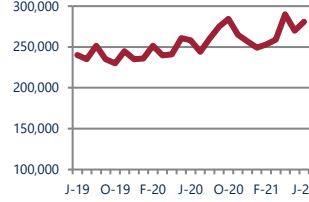
Up
 Vs. Year Ago

Active Inventory
75



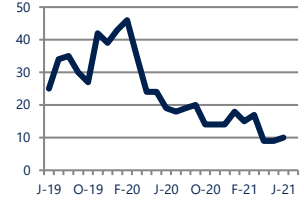
Down -37%
 Vs. Year Ago

Median Sale Price
\$281,000



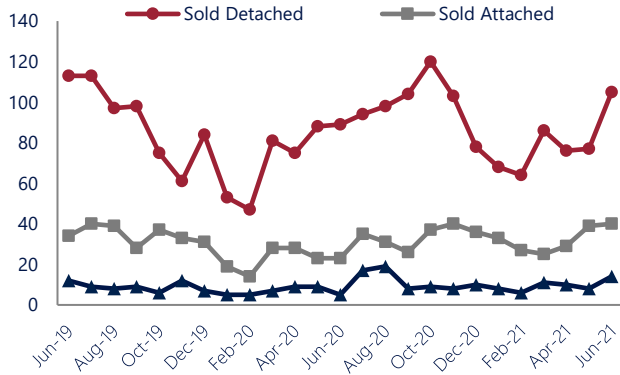
Up 9%
 Vs. Year Ago

Days On Market
10



Down -47%
 Vs. Year Ago

Units Sold*



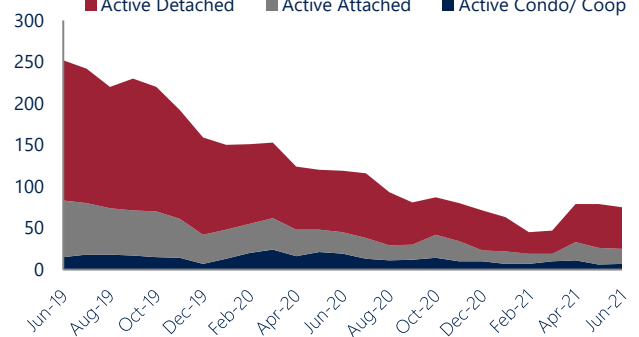
Units Sold

There was an increase in total units sold in June, with 159 sold this month in Newark and Glasgow. 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 44 units or 37%. The total number of active inventory this June was 75 compared to 119 in June 2020. This month's total of 75 is lower than the previous month's total supply of available inventory of 79, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Newark and Glasgow Homes was \$258,000. This June, the median sale price was \$281,000, an increase of 9% or \$23,000 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 Glasgow are defined as properties listed in zip code/s 19702, 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.





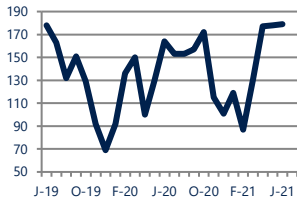
Focus On: Newark and Glasgow Housing Market

June 2021

Zip Code(s): 19702, 19711 and 19713

New Listings

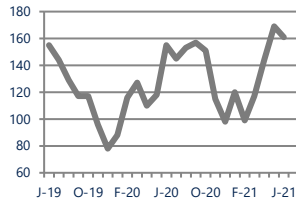
179



Up 9%
Vs. Year Ago

Current Contracts

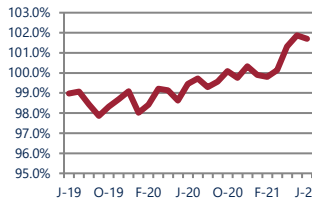
161



Up 4%
Vs. Year Ago

Sold Vs. List Price

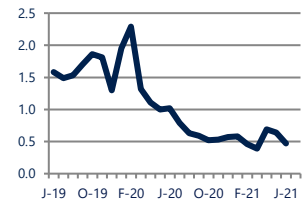
101.7%



Up 2.3%
Vs. Year Ago

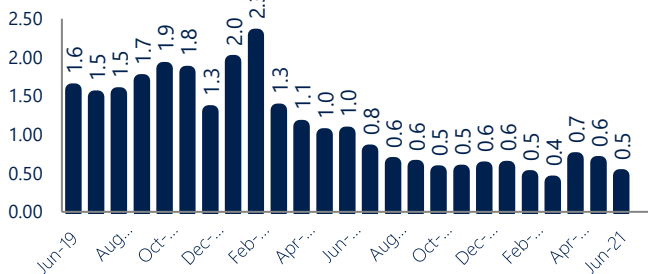
Months of Supply

0.5



Down -54%
Vs. Year Ago

Months Of Supply



Months of Supply

In June, there was 0.5 months of supply available in Newark and Glasgow, compared to 1.0 in June 2020. That is a decrease of 54% versus a year ago.

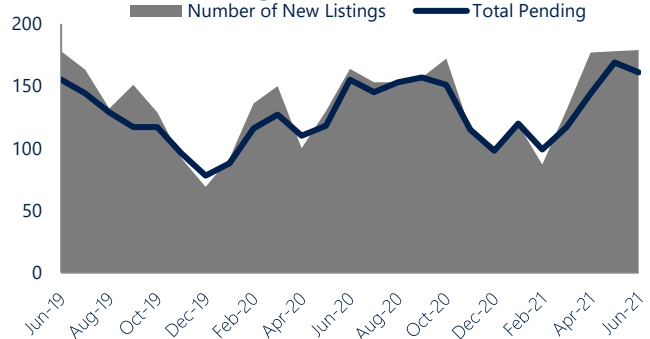
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

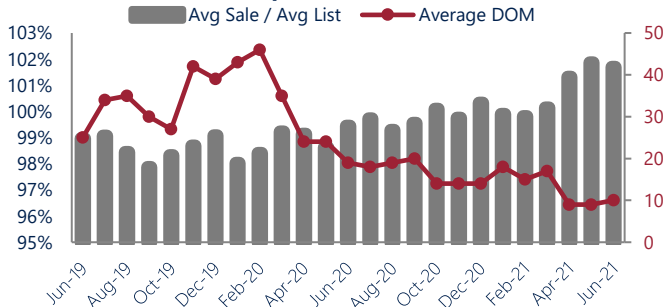
This month there were 179 homes newly listed for sale in Newark and Glasgow compared to 164 in June 2020, an increase of 9%.

There were 161 current contracts pending sale this June compared to 155 a year ago. The number of current contracts is 4% 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 Newark and Glasgow was 101.7% of the average list price, which is 2.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 10, lower than the average last year, which was 19, a decrease of 47%.



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