



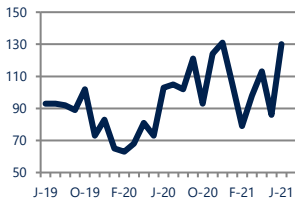
**Focus On: West Dover, Clayton, and Hartley Housing Market**

June 2021

Zip Code(s): 19904, 19938, 19953, 19901, 19936 and 19955

**Units Sold**

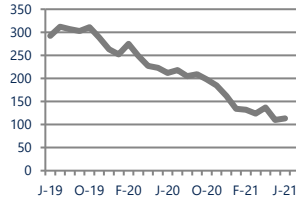
130



**Up 26%**  
Vs. Year Ago

**Active Inventory**

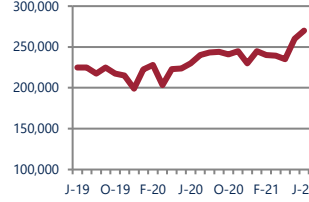
113



**Down -47%**  
Vs. Year Ago

**Median Sale Price**

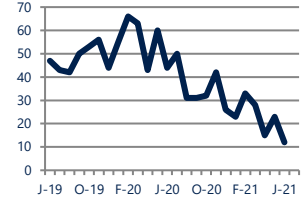
\$270,000



**Up 17%**  
Vs. Year Ago

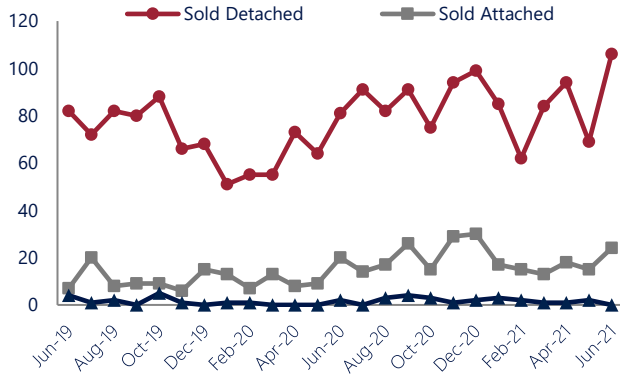
**Days On Market**

12



**Down -73%**  
Vs. Year Ago

**Units Sold\***



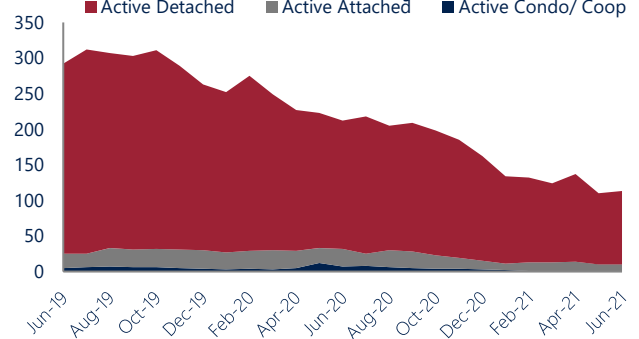
**Units Sold**

There was an increase in total units sold in June, with 130 sold this month in West Dover, Clayton, and Hartley. This month's total units sold was higher than at this time last year.

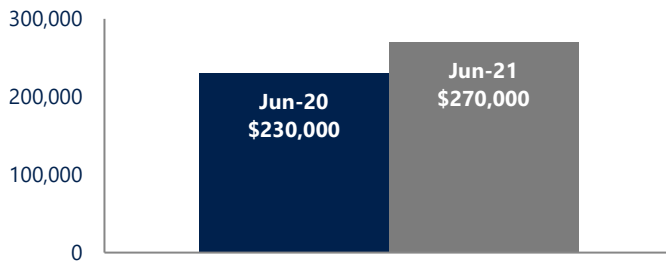
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 99 units or 47%. The total number of active inventory this June was 113 compared to 212 in June 2020. This month's total of 113 is higher than the previous month's total supply of available inventory of 110, an increase of 3%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for West Dover, Clayton, and Hartley Homes was \$230,000. This June, the median sale price was \$270,000, an increase of 17% or \$40,000 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.

West Dover, Clayton, and Hartley are defined as properties listed in zip code/s 19904, 19938, 19953, 19901, 19936 and 19955.

\*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.





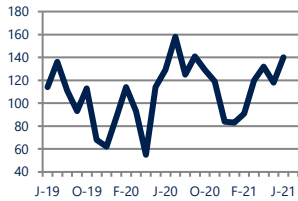
## Focus On: West Dover, Clayton, and Hartley Housing Market

June 2021

Zip Code(s): 19904, 19938, 19953, 19901, 19936 and 19955

### New Listings

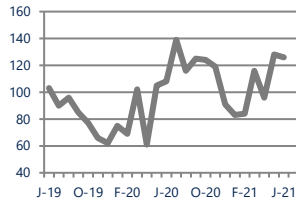
140



Up 9%  
Vs. Year Ago

### Current Contracts

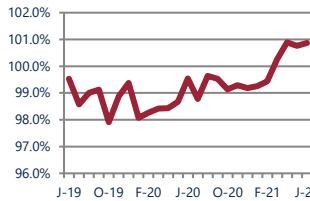
126



Up 17%  
Vs. Year Ago

### Sold Vs. List Price

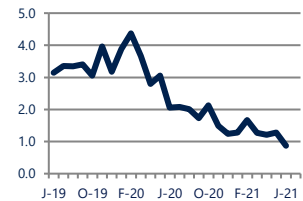
100.9%



Up 1.3%  
Vs. Year Ago

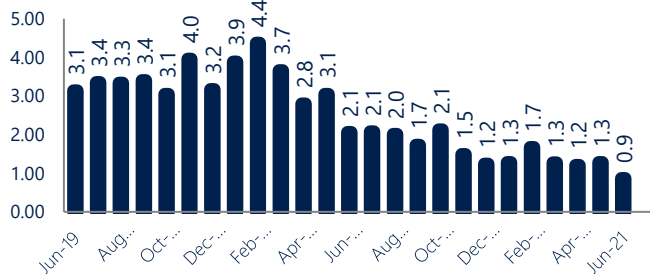
### Months of Supply

0.9



Down -58%  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

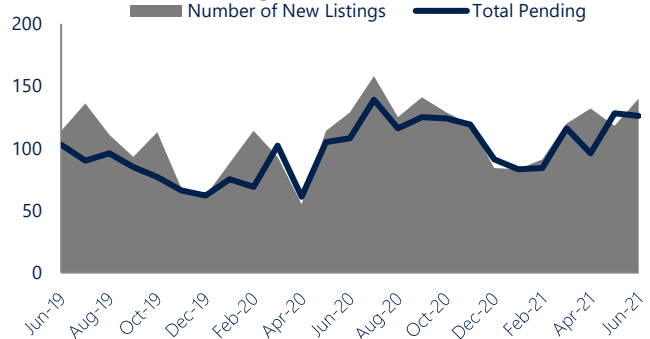
This month there were 140 homes newly listed for sale in West Dover, Clayton, and Hartley compared to 129 in June 2020, an increase of 9%. There were 126 current contracts pending sale this June compared to 108 a year ago. The number of current contracts is 17% higher than last June.

### Months of Supply

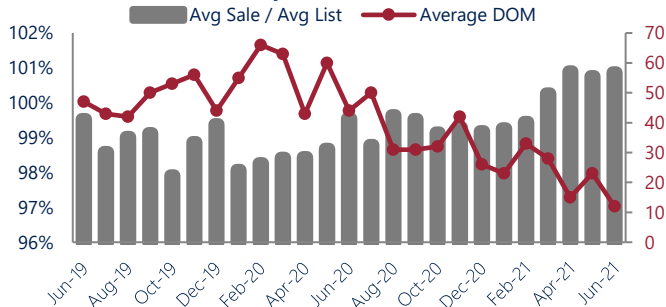
In June, there was 0.9 months of supply available in West Dover, Clayton, and Hartley, compared to 2.1 in June 2020. That is a decrease of 58% versus a year ago.

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 West Dover, Clayton, and Hartley was 100.9% of the average list price, which is 1.3% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 12, lower than the average last year, which was 44, a decrease of 73%.



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