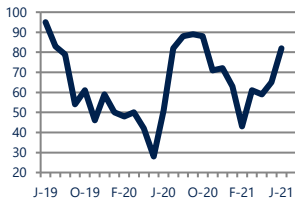




Zip Code(s): 19001, 19006, 19009 and 19046

Units Sold

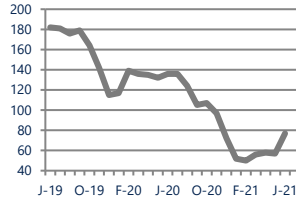
82



Up
Vs. Year Ago

Active Inventory

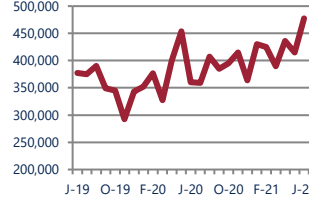
77



Down -43%
Vs. Year Ago

Median Sale Price

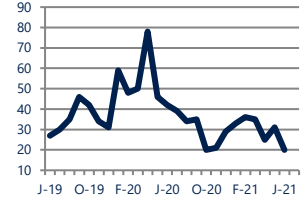
\$477,500



Up 33%
Vs. Year Ago

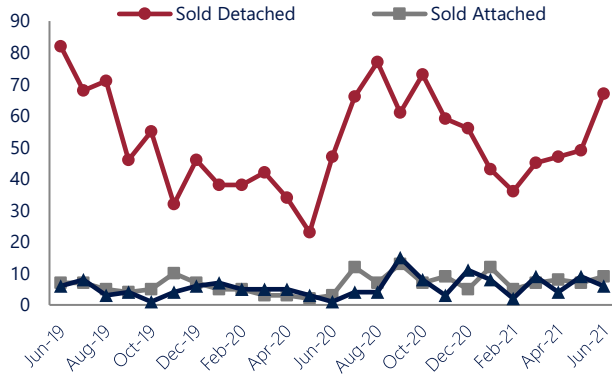
Days On Market

20



Down -52%
Vs. Year Ago

Units Sold*



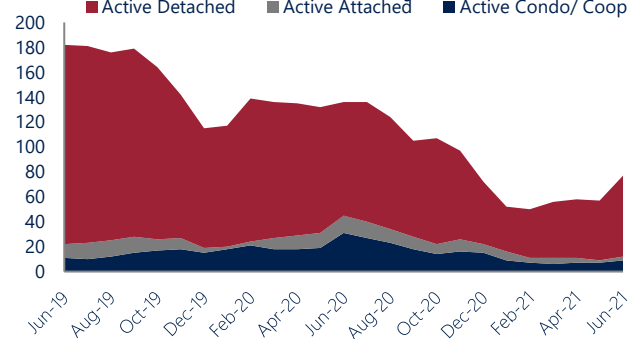
Units Sold

There was an increase in total units sold in June, with 82 sold this month in Abington, Huntington Valley, and Jenkintown. 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 59 units or 43%. The total number of active inventory this June was 77 compared to 136 in June 2020. This month's total of 77 is higher than the previous month's total supply of available inventory of 57, an increase of 35%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Abington, Huntington Valley, and Jenkintown Homes was \$360,000. This June, the median sale price was \$477,500, an increase of \$117,500 compared to last year. The current median sold price is 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.

Abington, Huntington Valley, and Jenkintown are defined as properties listed in zip code/s 19001, 19006, 19009 and 19046.

*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.

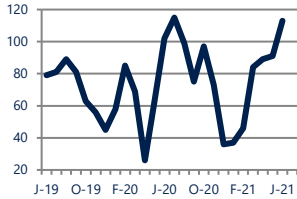




Zip Code(s): 19001, 19006, 19009 and 19046

New Listings

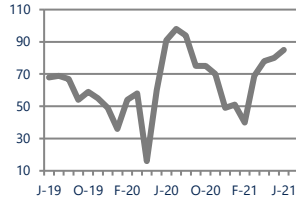
113



Up 11%
Vs. Year Ago

Current Contracts

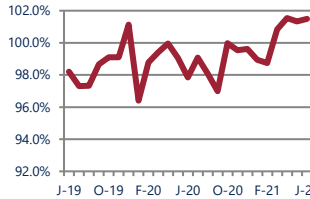
85



Down -7%
Vs. Year Ago

Sold Vs. List Price

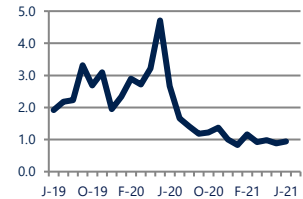
101.5%



Up 3.7%
Vs. Year Ago

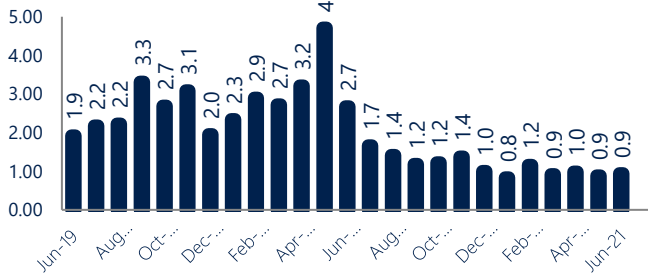
Months of Supply

0.9



Down -65%
Vs. Year Ago

Months Of Supply



Months of Supply

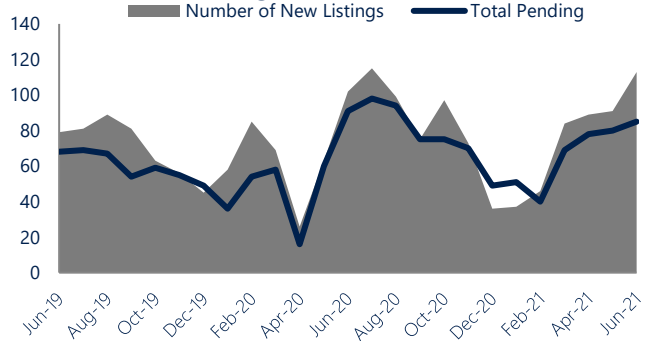
In June, there was 0.9 months of supply available in Abington, Huntington Valley, and Jenkintown, compared to 2.7 in June 2020. That is a decrease of 65% versus a year ago.

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.

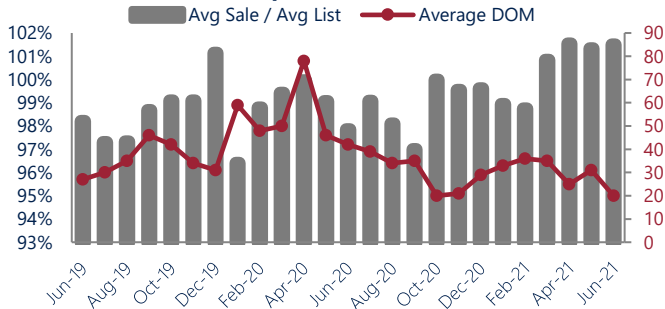
New Listings & Current Contracts

This month there were 113 homes newly listed for sale in Abington, Huntington Valley, and Jenkintown compared to 102 in June 2020, an increase of 11%. There were 85 current contracts pending sale this June compared to 91 a year ago. The number of current contracts is 7% lower 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 Abington, Huntington Valley, and Jenkintown was 101.5% of the average list price, which is 3.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 20, lower than the average last year, which was 42, a decrease of 52%.



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