



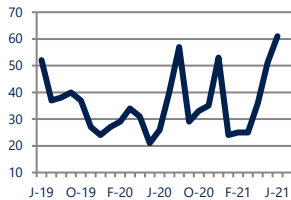
Focus On: Ambler Housing Market

June 2021

Zip Code(s): 19002, 19437 and 19477

Units Sold

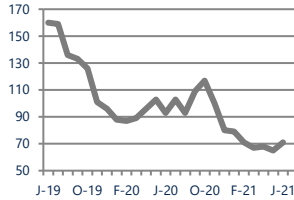
61



Up
Vs. Year Ago

Active Inventory

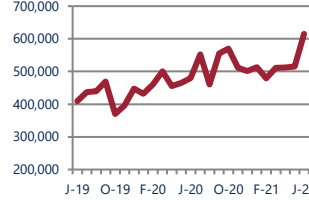
71



Down -24%
Vs. Year Ago

Median Sale Price

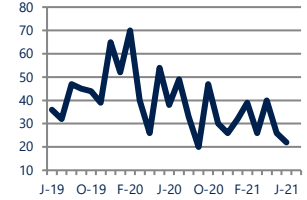
\$615,000



Up 28%
Vs. Year Ago

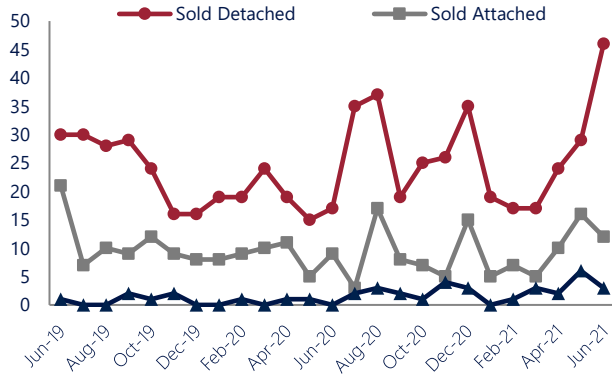
Days On Market

22



Down -42%
Vs. Year Ago

Units Sold*



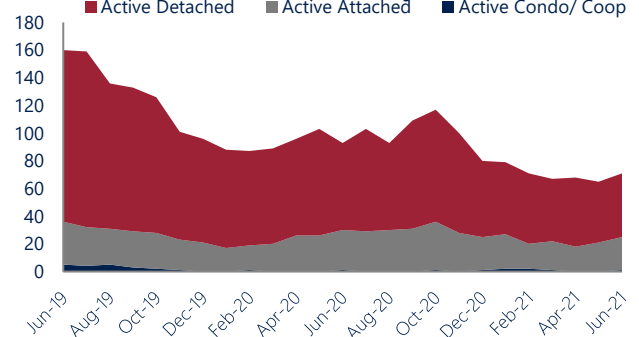
Units Sold

There was an increase in total units sold in June, with 61 sold this month in Ambler. 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 22 units or 24%. The total number of active inventory this June was 71 compared to 93 in June 2020. This month's total of 71 is higher than the previous month's total supply of available inventory of 65, an increase of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Ambler Homes was \$480,150. This June, the median sale price was \$615,000, an increase of \$134,850 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.

Ambler are defined as properties listed in zip code/s 19002, 19437 and 19477.

*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.





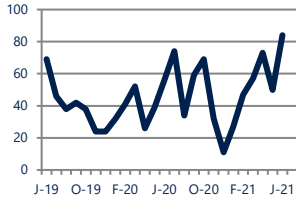
Focus On: Ambler Housing Market

June 2021

Zip Code(s): 19002, 19437 and 19477

New Listings

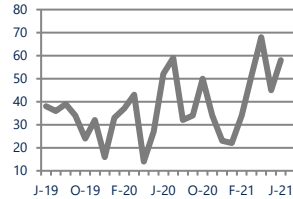
84



Up 50%
Vs. Year Ago

Current Contracts

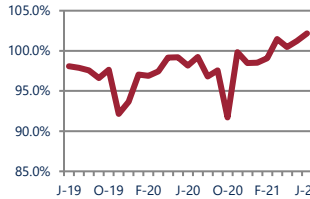
58



Up 12%
Vs. Year Ago

Sold Vs. List Price

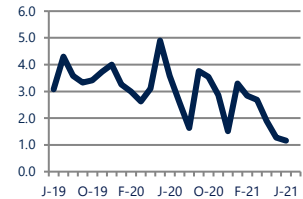
102.2%



Up 4.1%
Vs. Year Ago

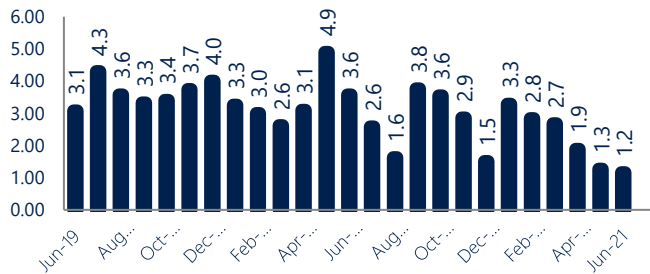
Months of Supply

1.2



Down -68%
Vs. Year Ago

Months Of Supply



Months of Supply

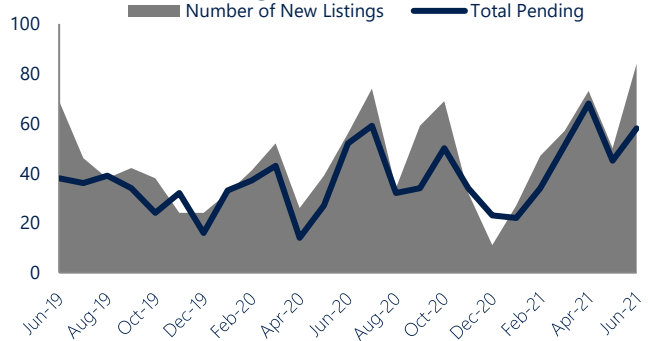
In June, there was 1.2 months of supply available in Ambler, compared to 3.6 in June 2020. That is a decrease of 67% versus a year ago.

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.

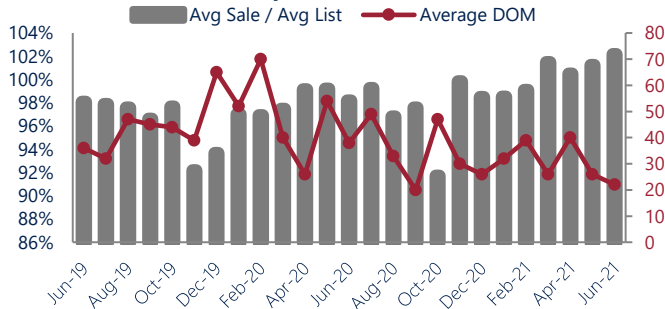
New Listings & Current Contracts

This month there were 84 homes newly listed for sale in Ambler compared to 56 in June 2020, an increase of 50%. There were 58 current contracts pending sale this June compared to 52 a year ago. The number of current contracts is 12% 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 Ambler was 102.2% of the average list price, which is 4.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 22, lower than the average last year, which was 38, a decrease of 42%.

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