



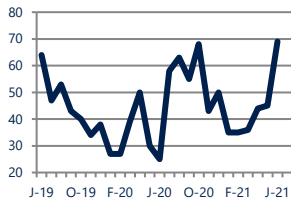
Focus On: Aston and Brookhaven Housing Market

June 2021

Zip Code(s): 19014, 19015 and 19017

Units Sold

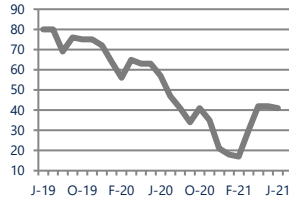
69



Up
Vs. Year Ago

Active Inventory

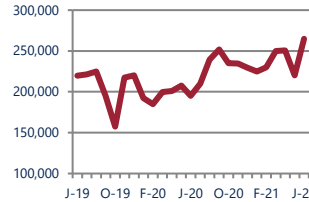
41



Down -28%
Vs. Year Ago

Median Sale Price

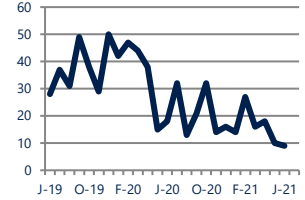
\$264,900



Up
Vs. Year Ago

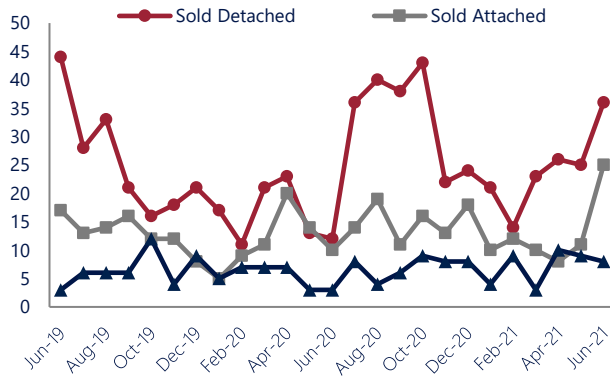
Days On Market

9



Down -50%
Vs. Year Ago

Units Sold*



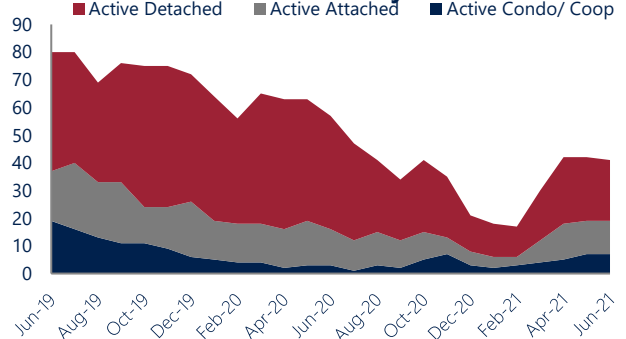
Units Sold

There was an increase in total units sold in June, with 69 sold this month in Aston and Brookhaven. 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 16 units or 28%. The total number of active inventory this June was 41 compared to 57 in June 2020. This month's total of 41 is lower than the previous month's total supply of available inventory of 42, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Aston and Brookhaven Homes was \$195,000. This June, the median sale price was \$264,900, an increase of \$69,900 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.

Aston and Brookhaven are defined as properties listed in zip code/s 19014, 19015 and 19017.

*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.





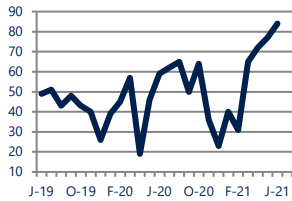
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June 2021

Zip Code(s): 19014, 19015 and 19017

New Listings

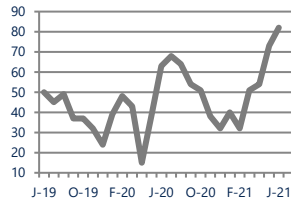
84



Up 42%
Vs. Year Ago

Current Contracts

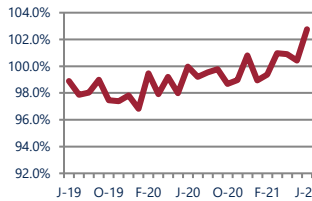
82



Up 30%
Vs. Year Ago

Sold Vs. List Price

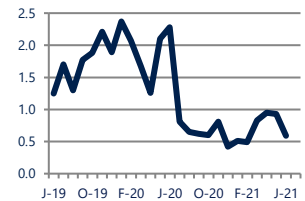
102.8%



Up 2.8%
Vs. Year Ago

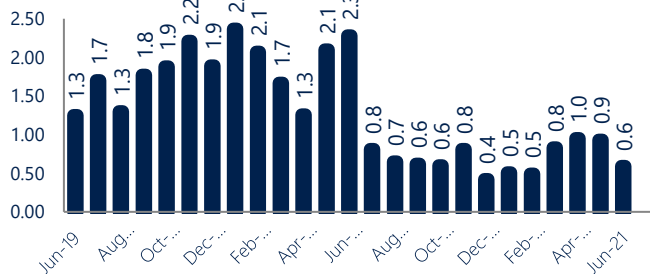
Months of Supply

0.6



Down -74%
Vs. Year Ago

Months Of Supply



Months of Supply

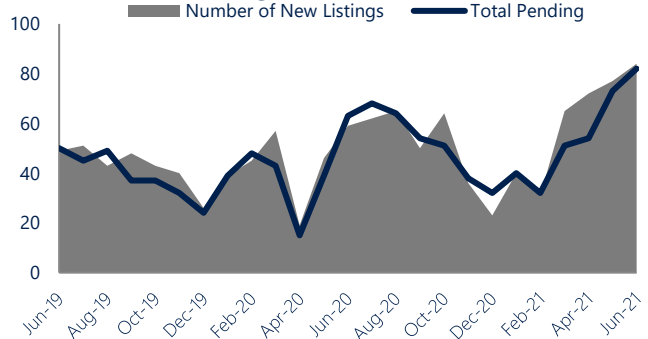
In June, there was 0.6 months of supply available in Aston and Brookhaven, compared to 2.3 in June 2020. That is a decrease of 74% versus a year ago.

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.

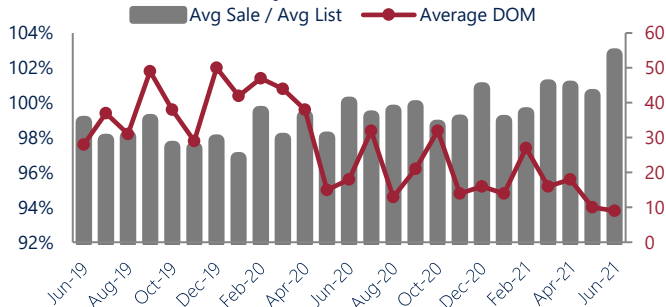
New Listings & Current Contracts

This month there were 84 homes newly listed for sale in Aston and Brookhaven compared to 59 in June 2020, an increase of 42%. There were 82 current contracts pending sale this June compared to 63 a year ago. The number of current contracts is 30% 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 Aston and Brookhaven was 102.8% of the average list price, which is 2.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 9, lower than the average last year, which was 18, a decrease of 50%.



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