



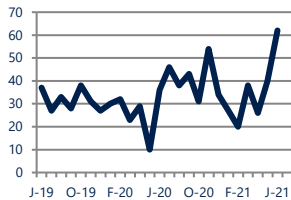
Focus On: Bristol and Croydon Housing Market

June 2021

Zip Code(s): 19021 and 19007

Units Sold

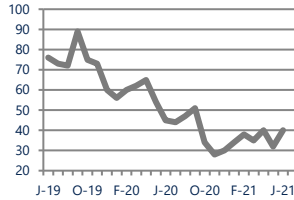
62



Up
Vs. Year Ago

Active Inventory

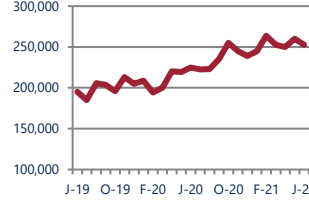
40



Down -11%
Vs. Year Ago

Median Sale Price

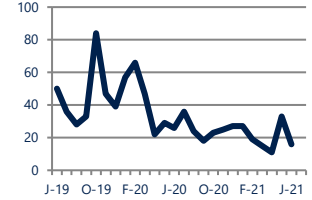
\$252,500



Up 12%
Vs. Year Ago

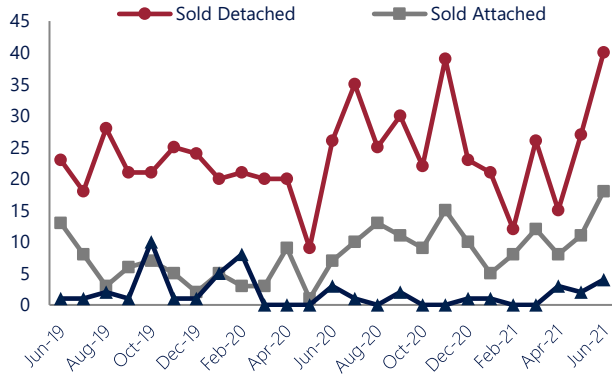
Days On Market

16



Down -38%
Vs. Year Ago

Units Sold*



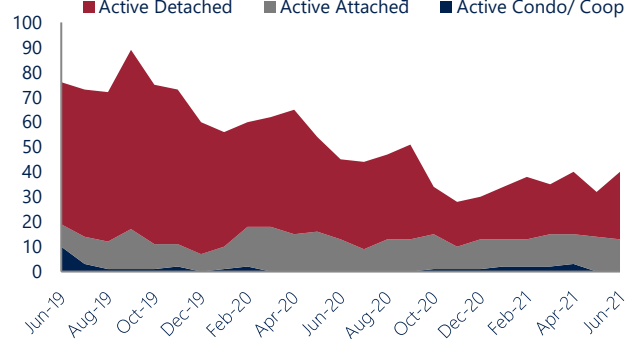
Units Sold

There was an increase in total units sold in June, with 62 sold this month in Bristol and Croydon. This month's total units sold was higher than at this time last year.

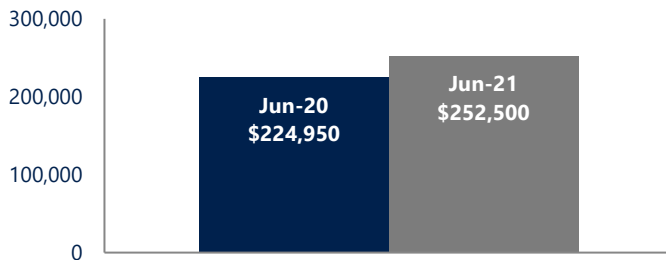
Active Inventory

Versus last year, the total number of homes available this month is lower by 5 units or 11%. The total number of active inventory this June was 40 compared to 45 in June 2020. This month's total of 40 is higher than the previous month's total supply of available inventory of 32, an increase of 25%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Bristol and Croydon Homes was \$224,950. This June, the median sale price was \$252,500, an increase of 12% or \$27,550 compared to last year. The current median sold price is 3% lower 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.

Bristol and Croydon are defined as properties listed in zip code/s 19021 and 19007.

*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.





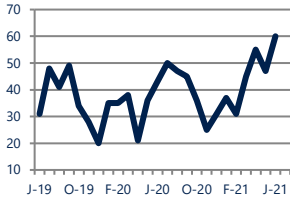
Focus On: Bristol and Croydon Housing Market

June 2021

Zip Code(s): 19021 and 19007

New Listings

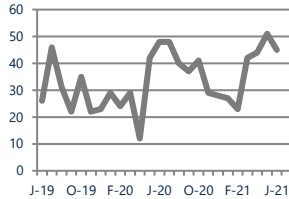
60



Up 40%
Vs. Year Ago

Current Contracts

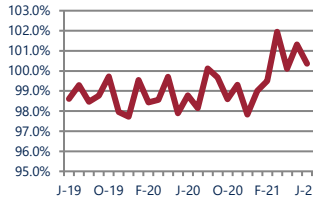
45



Down -6%
Vs. Year Ago

Sold Vs. List Price

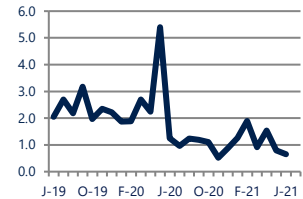
100.4%



Up 1.6%
Vs. Year Ago

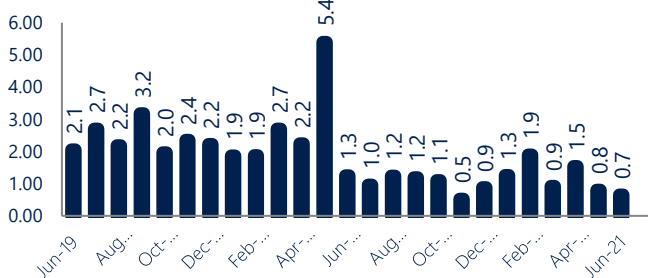
Months of Supply

0.7



Down -48%
Vs. Year Ago

Months Of Supply



Months of Supply

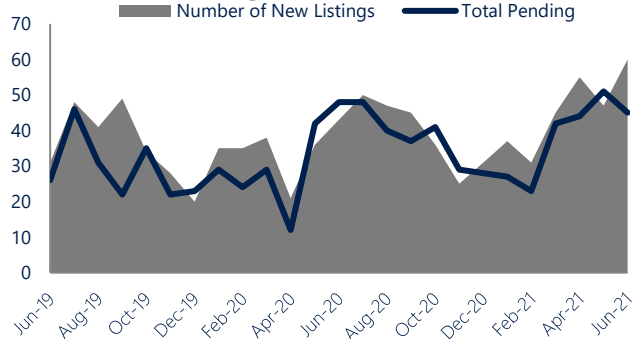
In June, there was 0.6 months of supply available in Bristol and Croydon, compared to 1.3 in June 2020. That is a decrease of 48% versus a year ago.

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.

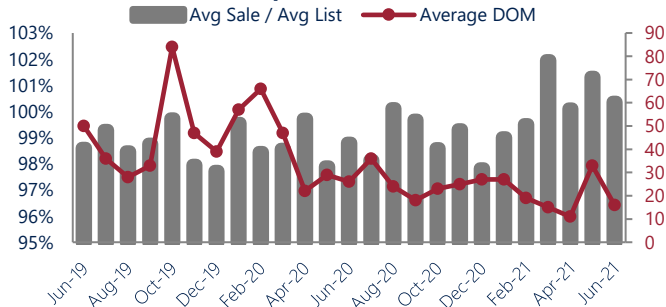
New Listings & Current Contracts

This month there were 60 homes newly listed for sale in Bristol and Croydon compared to 43 in June 2020, an increase of 40%. There were 45 current contracts pending sale this June compared to 48 a year ago. The number of current contracts is 6% 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 Bristol and Croydon was 100.4% of the average list price, which is 1.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 16, lower than the average last year, which was 26, a decrease of 38%.



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