



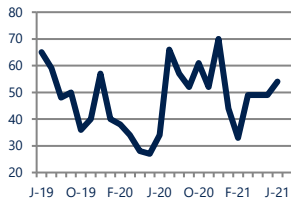
## Focus On: Chester, Ridley Park, Woodlyn Housing Market

June 2021

Zip Code(s): 19013, 19078, 19094, 19022, 19029 and 19076

### Units Sold

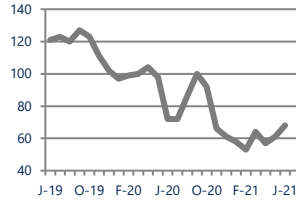
54



Up  
Vs. Year Ago

### Active Inventory

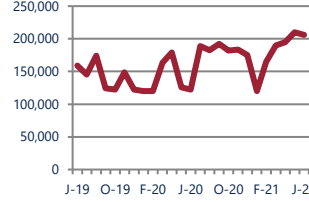
68



Down -6%  
Vs. Year Ago

### Median Sale Price

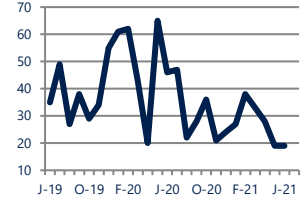
\$206,000



Up  
Vs. Year Ago

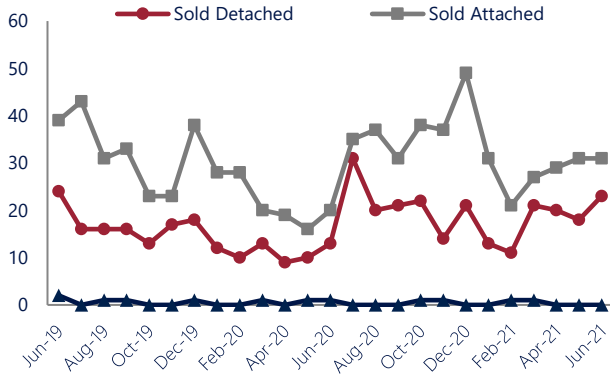
### Days On Market

19



Down -59%  
Vs. Year Ago

### Units Sold\*



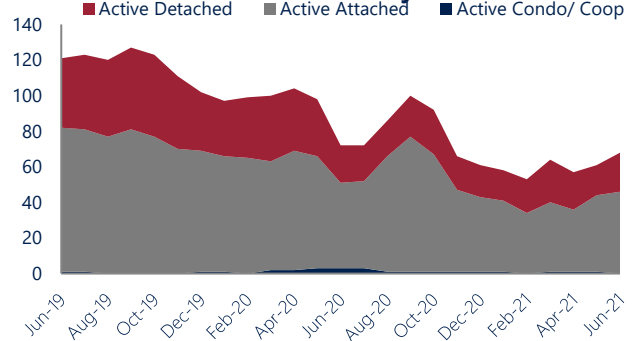
### Units Sold

There was an increase in total units sold in June, with 54 sold this month in Chester, Ridley Park, Woodlyn. 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 4 units or 6%. The total number of active inventory this June was 68 compared to 72 in June 2020. This month's total of 68 is higher than the previous month's total supply of available inventory of 61, an increase of 11%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Chester, Ridley Park, Woodlyn Homes was \$122,500. This June, the median sale price was \$206,000, an increase of \$83,500 compared to last year. The current median sold price is 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.

Chester, Ridley Park, Woodlyn are defined as properties listed in zip code/s 19013, 19078, 19094, 19022, 19029 and 19076.

\*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.





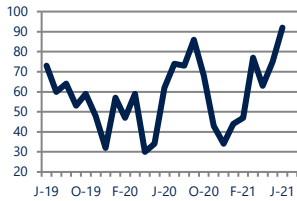
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June 2021

Zip Code(s): 19013, 19078, 19094, 19022, 19029 and 19076

### New Listings

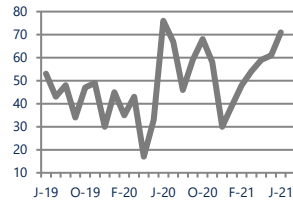
92



**Up 48%**  
Vs. Year Ago

### Current Contracts

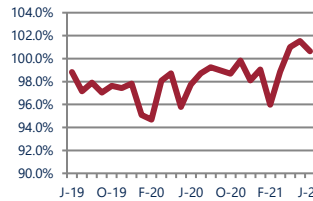
71



**Down -7%**  
Vs. Year Ago

### Sold Vs. List Price

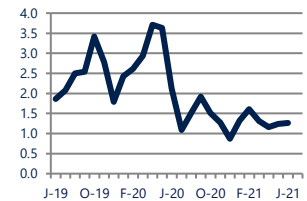
100.7%



**Up 3%**  
Vs. Year Ago

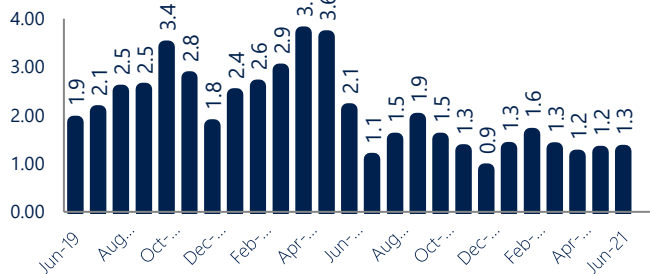
### Months of Supply

1.3



**Down -41%**  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

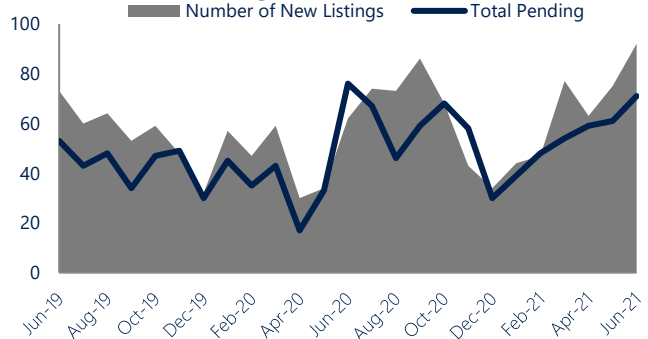
This month there were 92 homes newly listed for sale in Chester, Ridley Park, Woodlyn compared to 62 in June 2020, an increase of 48%. There were 71 current contracts pending sale this June compared to 76 a year ago. The number of current contracts is 7% lower than last June.

### Months of Supply

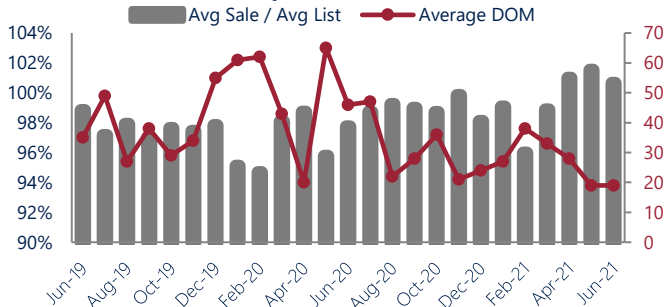
In June, there was 1.3 months of supply available in Chester, Ridley Park, Woodlyn, compared to 2.1 in June 2020. That is a decrease of 41% versus a year ago.

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 Chester, Ridley Park, Woodlyn was 100.7% of the average list price, which is 2.9% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 19, lower than the average last year, which was 46, a decrease of 59%.



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