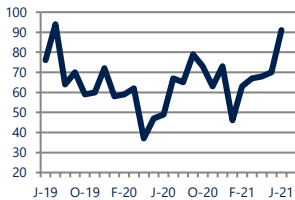




Zip Code(s): 19144, 19129 and 19140

Units Sold

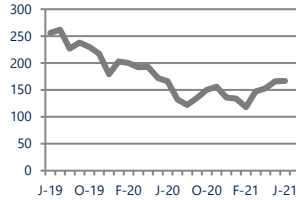
91



Up
Vs. Year Ago

Active Inventory

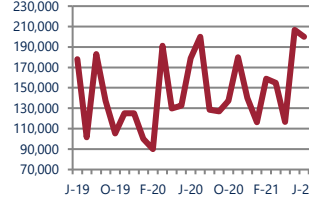
167



Up 1%
Vs. Year Ago

Median Sale Price

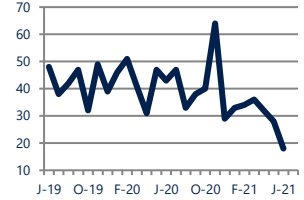
\$200,000



Up 12%
Vs. Year Ago

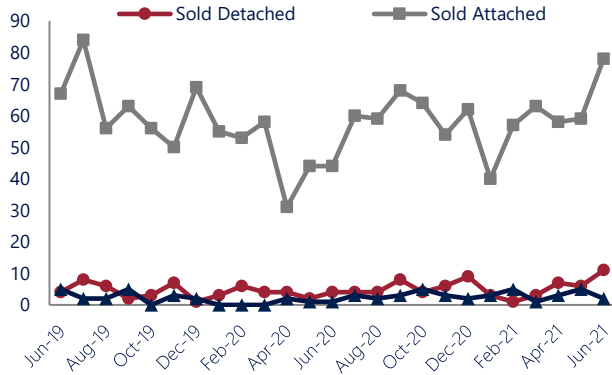
Days On Market

18



Down -58%
Vs. Year Ago

Units Sold*



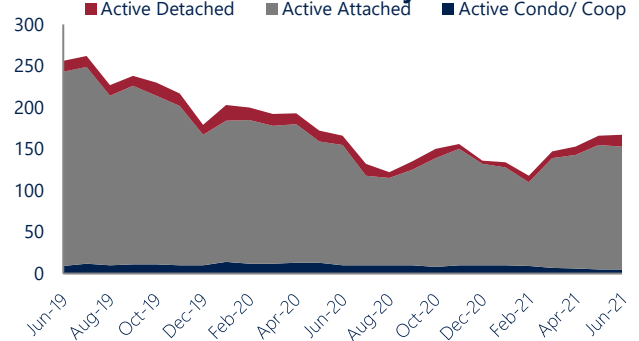
Units Sold

There was an increase in total units sold in June, with 91 sold this month in City Line Avenue, Mt. Airy, and East Falls. 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 higher by 1 units or 1%. The total number of active inventory this June was 167 compared to 166 in June 2020. This month's total of 167 is higher than the previous month's total supply of available inventory of 166, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for City Line Avenue, Mt. Airy, and East Falls Homes was \$179,000. This June, the median sale price was \$200,000, an increase of 12% or \$21,000 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.

City Line Avenue, Mt. Airy, and East Falls are defined as properties listed in zip code/s 19144, 19129 and 19140.

*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.

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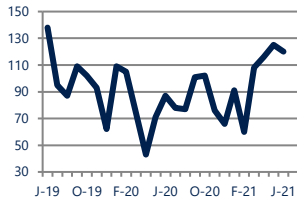




Zip Code(s): 19144, 19129 and 19140

New Listings

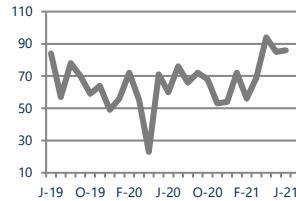
120



Up 38%
Vs. Year Ago

Current Contracts

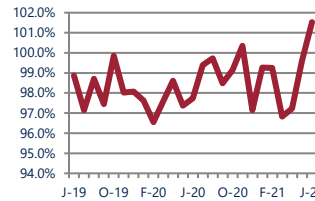
86



Up 43%
Vs. Year Ago

Sold Vs. List Price

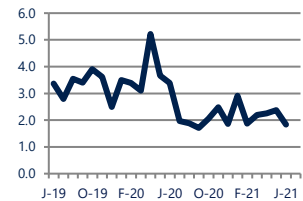
101.5%



Up 3.9%
Vs. Year Ago

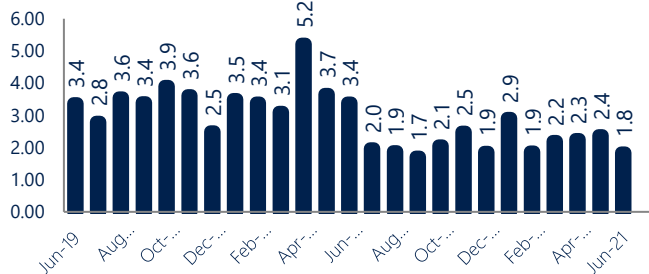
Months of Supply

1.8



Down -46%
Vs. Year Ago

Months Of Supply



Months of Supply

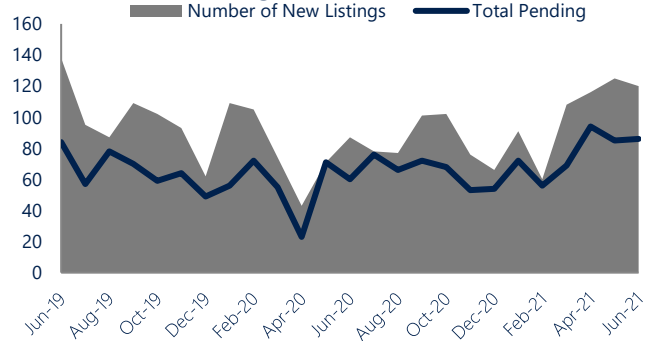
In June, there was 1.8 months of supply available in City Line Avenue, Mt. Airy, and East Falls, compared to 3.4 in June 2020. That is a decrease of 46% versus a year ago.

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.

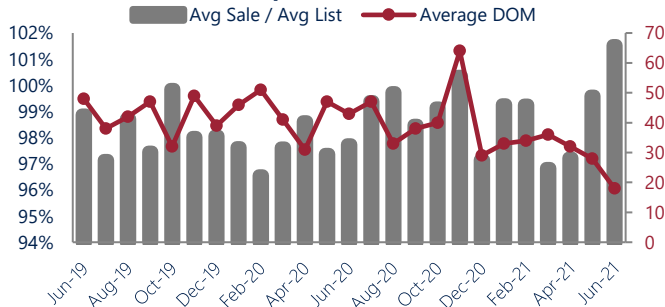
New Listings & Current Contracts

This month there were 120 homes newly listed for sale in City Line Avenue, Mt. Airy, and East Falls compared to 87 in June 2020, an increase of 38%. There were 86 current contracts pending sale this June compared to 60 a year ago. The number of current contracts is 43% 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 City Line Avenue, Mt. Airy, and East Falls was 101.5% of the average list price, which is 3.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 18, lower than the average last year, which was 43, a decrease of 58%.



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