

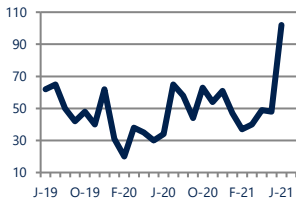


Focus On: Drexel Hill Housing Market

June 2021

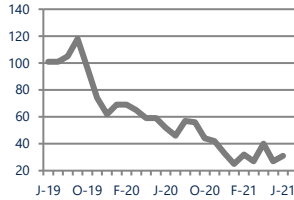
Zip Code(s): 19026

Units Sold
102



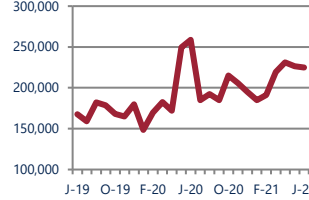
Up
Vs. Year Ago

Active Inventory
31



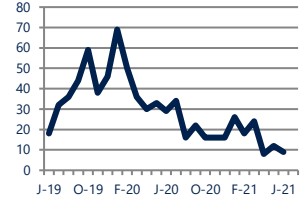
Down -40%
Vs. Year Ago

Median Sale Price
\$225,000

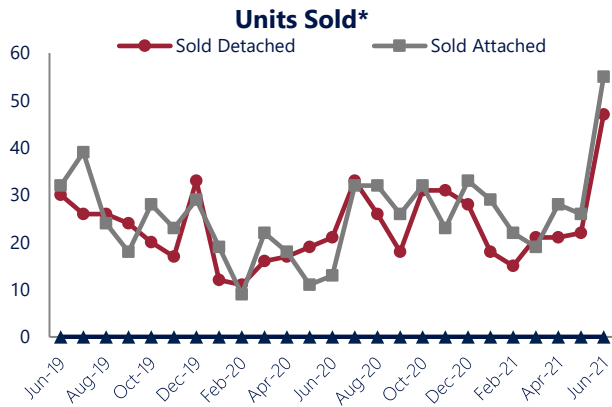


Down -13%
Vs. Year Ago

Days On Market
9



Down -69%
Vs. Year Ago

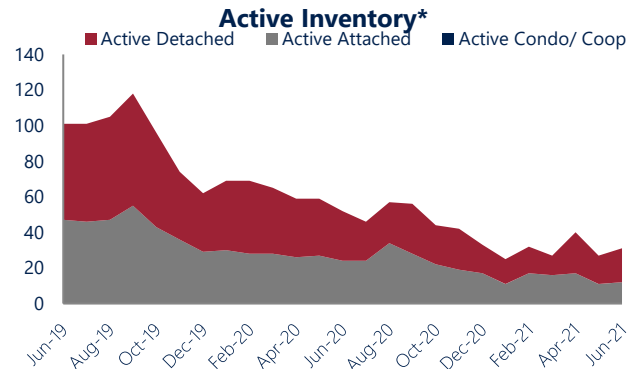


Units Sold

There was an increase in total units sold in June, with 102 sold this month in Drexel Hill. This month's total units sold was higher than at this time last year.

Active Inventory

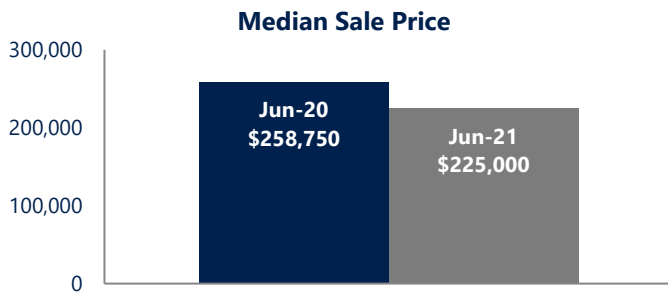
Versus last year, the total number of homes available this month is lower by 21 units or 40%. The total number of active inventory this June was 31 compared to 52 in June 2020. This month's total of 31 is higher than the previous month's total supply of available inventory of 27, an increase of 15%.



Median Sale Price

Last June, the median sale price for Drexel Hill Homes was \$258,750. This June, the median sale price was \$225,000, a decrease of 13% or \$33,750 compared to last year. The current median sold price is 1% 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.



Drexel Hill are defined as properties listed in zip code/s 19026.

*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.





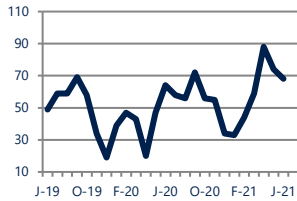
Focus On: Drexel Hill Housing Market

June 2021

Zip Code(s): 19026

New Listings

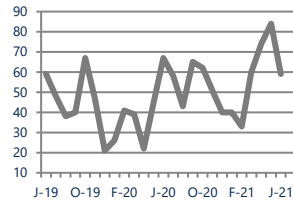
68



Up 6%
Vs. Year Ago

Current Contracts

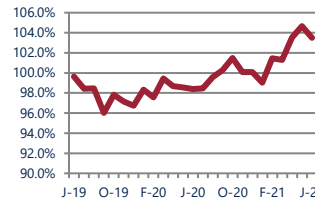
59



Down -12%
Vs. Year Ago

Sold Vs. List Price

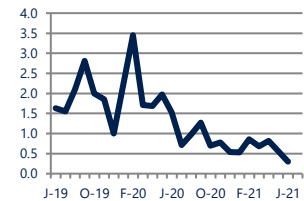
103.5%



Up
Vs. Year Ago

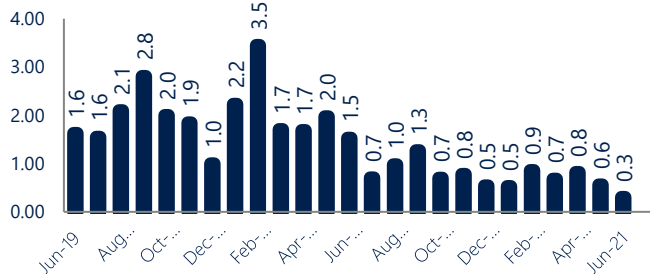
Months of Supply

0.3



Down -80%
Vs. Year Ago

Months of Supply



Months of Supply

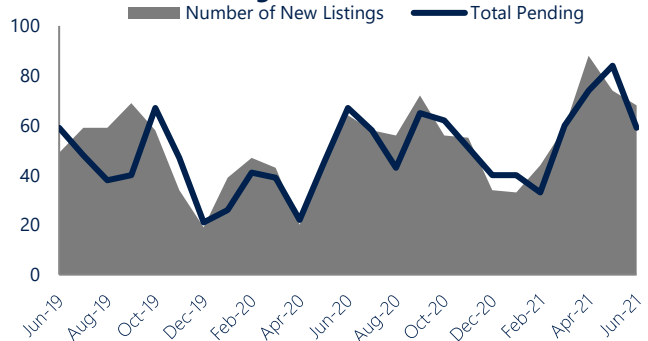
In June, there was 0.3 months of supply available in Drexel Hill, compared to 1.5 in June 2020. That is a decrease of 80% versus a year ago.

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.

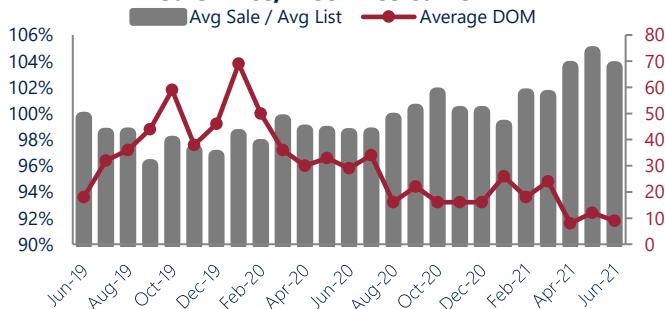
New Listings & Current Contracts

This month there were 68 homes newly listed for sale in Drexel Hill compared to 64 in June 2020, an increase of 6%. There were 59 current contracts pending sale this June compared to 67 a year ago. The number of current contracts is 12% 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 Drexel Hill was 103.5% of the average list price, which is 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 29, a decrease of 69%.



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