



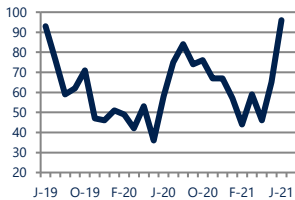
Focus On: Elkins Park, Jenkintown, and Cheltenham Housing Market

June 2021

Zip Code(s): 19027, 19046, 19012 and 19095

Units Sold

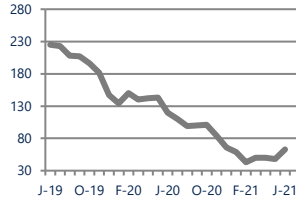
96



Up
Vs. Year Ago

Active Inventory

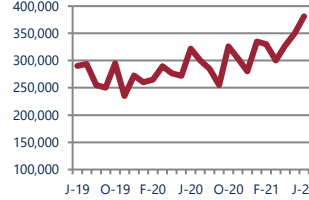
63



Down -48%
Vs. Year Ago

Median Sale Price

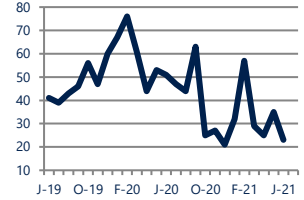
\$381,250



Up 18%
Vs. Year Ago

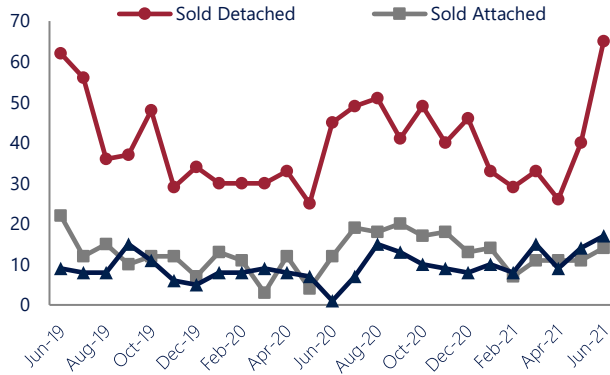
Days On Market

23



Down -55%
Vs. Year Ago

Units Sold*



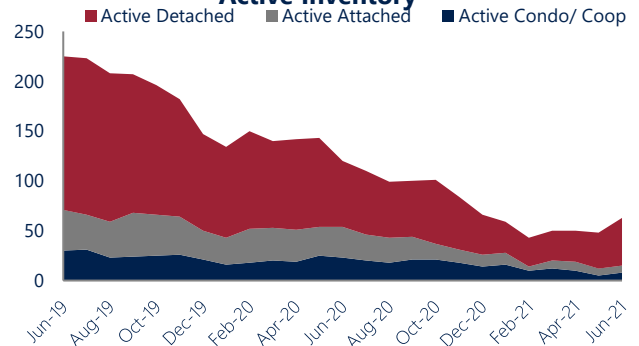
Units Sold

There was an increase in total units sold in June, with 96 sold this month in Elkins Park, Jenkintown, and Cheltenham. 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 57 units or 48%. The total number of active inventory this June was 63 compared to 120 in June 2020. This month's total of 63 is higher than the previous month's total supply of available inventory of 48, an increase of 31%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Elkins Park, Jenkintown, and Cheltenham Homes was \$321,950. This June, the median sale price was \$381,250, an increase of 18% or \$59,300 compared to last year. The current median sold price is 9% 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.

Elkins Park, Jenkintown, and Cheltenham are defined as properties listed in zip code/s 19027, 19046, 19012 and 19095.

*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.

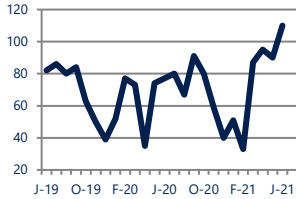




Zip Code(s): 19027, 19046, 19012 and 19095

New Listings

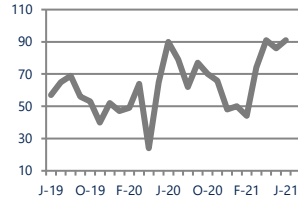
110



Up 43%
Vs. Year Ago

Current Contracts

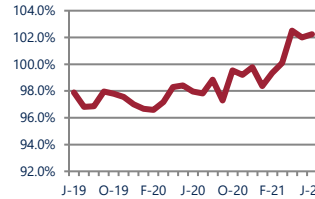
91



Up 1%
Vs. Year Ago

Sold Vs. List Price

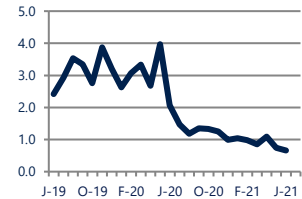
102.2%



Up 4.4%
Vs. Year Ago

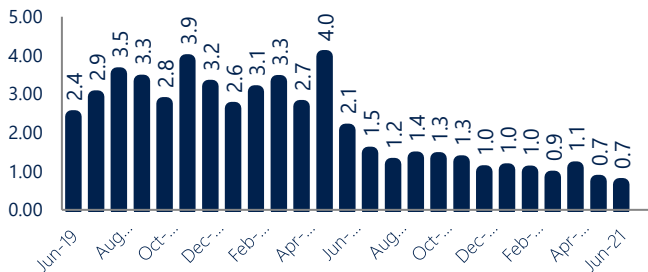
Months of Supply

0.7



Down -68%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

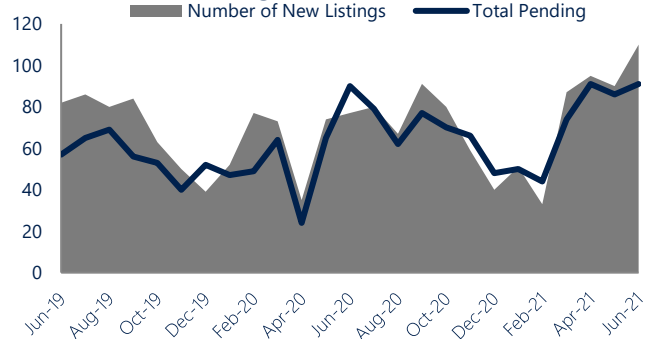
This month there were 110 homes newly listed for sale in Elkins Park, Jenkintown, and Cheltenham compared to 77 in June 2020, an increase of 43%. There were 91 current contracts pending sale this June compared to 90 a year ago. The number of current contracts is 1% higher than last June.

Months of Supply

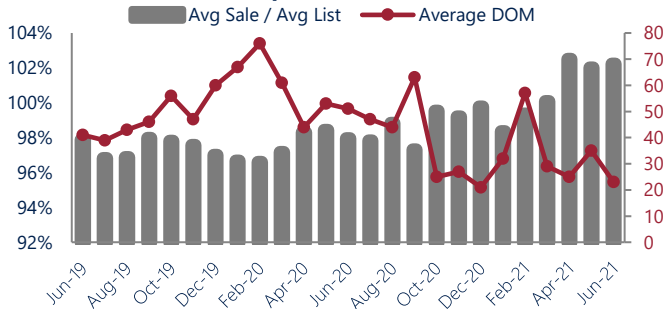
In June, there was 0.7 months of supply available in Elkins Park, Jenkintown, and Cheltenham, compared to 2.1 in June 2020. That is a decrease of 68% versus a year ago.

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 Elkins Park, Jenkintown, and Cheltenham was 102.2% of the average list price, which is 4.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 23, lower than the average last year, which was 51, a decrease of 55%.



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