



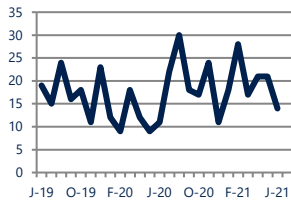
## Focus On: Elmwood Housing Market

June 2021

Zip Code(s): 19142

### Units Sold

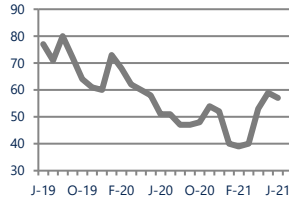
14



Up 27%  
Vs. Year Ago

### Active Inventory

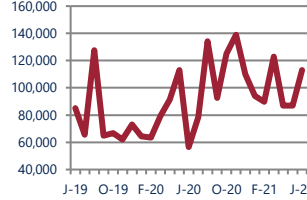
57



Up 12%  
Vs. Year Ago

### Median Sale Price

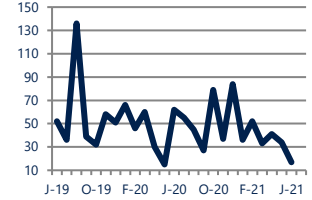
\$113,000



Up  
Vs. Year Ago

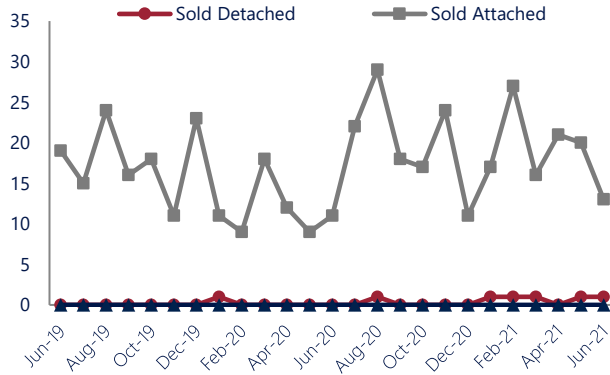
### Days On Market

17



Down  
Vs. Year Ago

### Units Sold\*



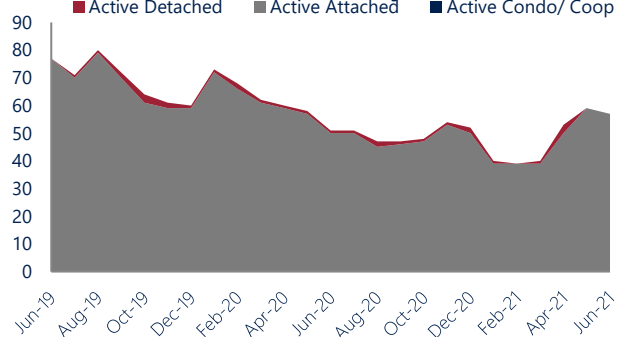
### Units Sold

There was a decrease in total units sold in June, with 14 sold this month in Elmwood versus 21 last month, a decrease of 33%. This month's total units sold was higher than at this time last year, an increase of 27% versus June 2020.

### Active Inventory

Versus last year, the total number of homes available this month is higher by 6 units or 12%. The total number of active inventory this June was 57 compared to 51 in June 2020. This month's total of 57 is lower than the previous month's total supply of available inventory of 59, a decrease of 3%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last June, the median sale price for Elmwood Homes was \$56,500. This June, the median sale price was \$113,000, an increase of \$56,500 compared to last year. The current median sold price is 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.

Elmwood are defined as properties listed in zip code/s 19142.

\*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.





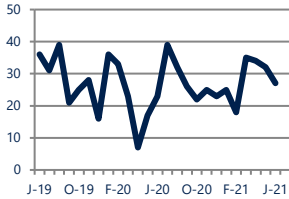
## Focus On: Elmwood Housing Market

June 2021

Zip Code(s): 19142

### New Listings

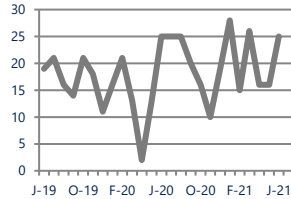
27



**Up 17%**  
Vs. Year Ago

### Current Contracts

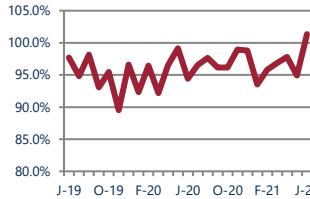
25



**No Change**  
Vs. Year Ago

### Sold Vs. List Price

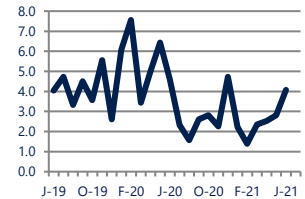
101.4%



**Up**  
Vs. Year Ago

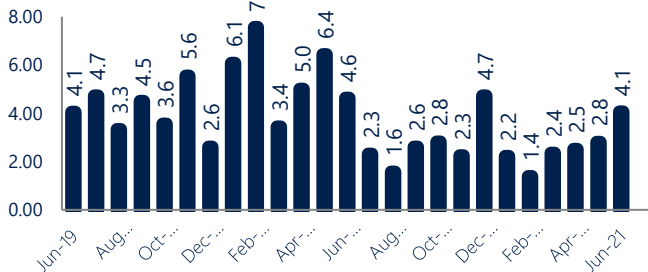
### Months of Supply

4.1



**Down -12%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

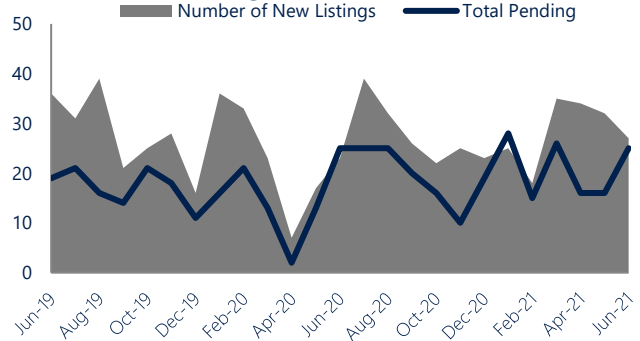
In June, there was 4.1 months of supply available in Elmwood, compared to 4.6 in June 2020. That is a decrease of 12% versus a year ago.

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.

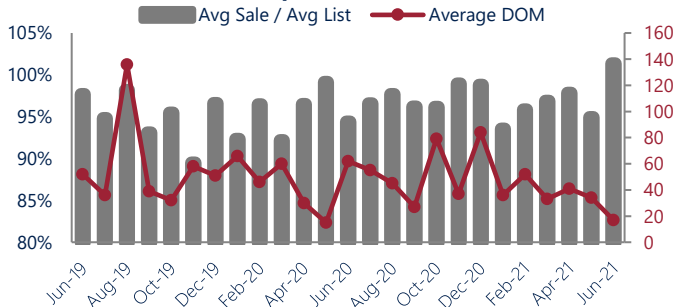
### New Listings & Current Contracts

This month there were 27 homes newly listed for sale in Elmwood compared to 23 in June 2020, an increase of 17%. There were 25 current contracts pending sale this June, consistent with the volume a year ago. The number of current contracts is 56% higher than last month.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in Elmwood was 101.4% 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 17, lower than the average last year, which was 62. This decrease was impacted by the limited number of sales.



Elmwood are defined as properties listed in zip code/s 19142.

\*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.

