



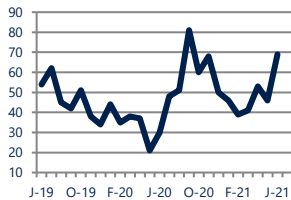
Focus On: Fox Chase and Burholme Housing Market

June 2021

Zip Code(s): 19111

Units Sold

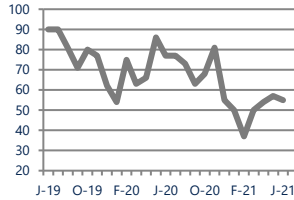
69



Up
Vs. Year Ago

Active Inventory

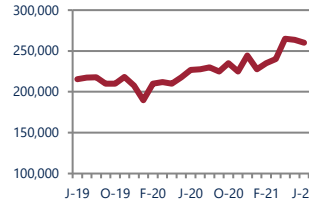
55



Down -29%
Vs. Year Ago

Median Sale Price

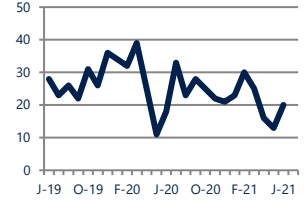
\$260,000



Up 15%
Vs. Year Ago

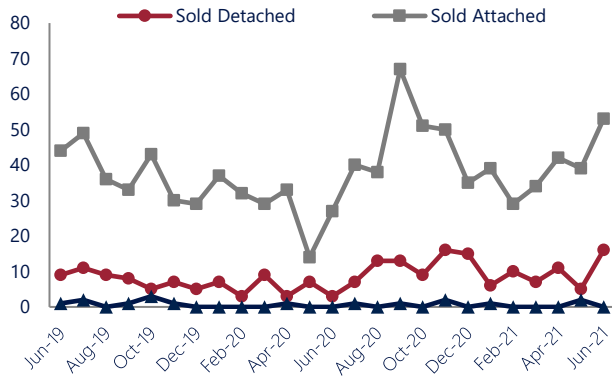
Days On Market

20



Up 11%
Vs. Year Ago

Units Sold*



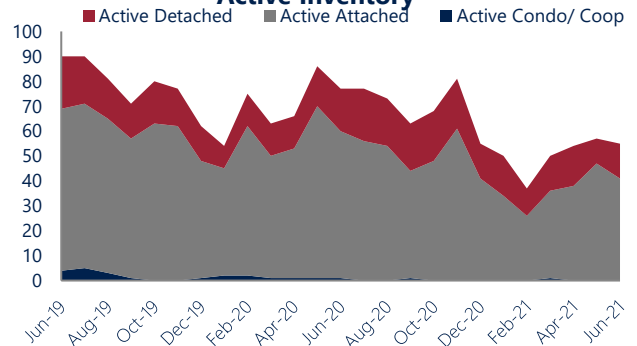
Units Sold

There was an increase in total units sold in June, with 69 sold this month in Fox Chase and Burholme. This month's total units sold was higher than at this time last year.

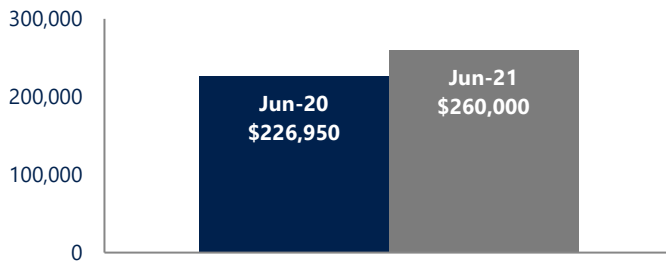
Active Inventory

Versus last year, the total number of homes available this month is lower by 22 units or 29%. The total number of active inventory this June was 55 compared to 77 in June 2020. This month's total of 55 is lower than the previous month's total supply of available inventory of 57, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Fox Chase and Burholme Homes was \$226,950. This June, the median sale price was \$260,000, an increase of 15% or \$33,050 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.

Fox Chase and Burholme are defined as properties listed in zip code/s 19111.

*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.





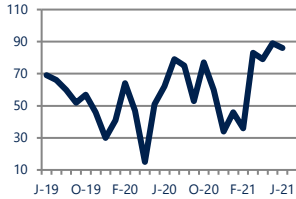
Focus On: Fox Chase and Burholme Housing Market

June 2021

Zip Code(s): 19111

New Listings

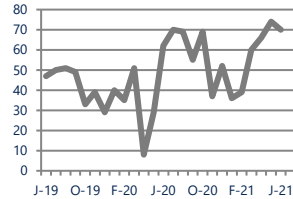
86



Up 39%
Vs. Year Ago

Current Contracts

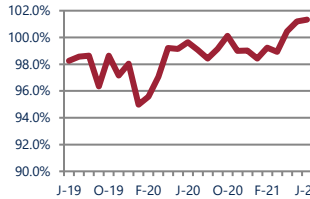
70



Up 13%
Vs. Year Ago

Sold Vs. List Price

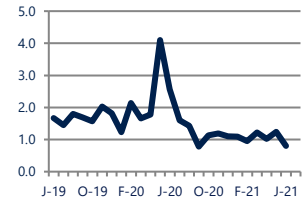
101.3%



Up 1.7%
Vs. Year Ago

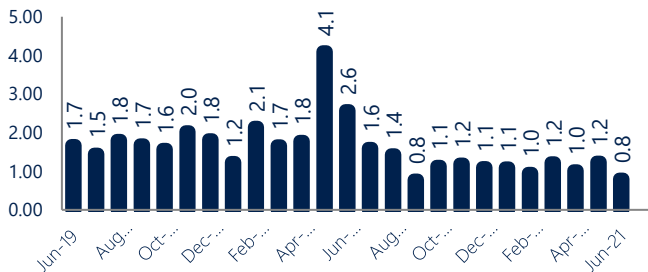
Months of Supply

0.8



Down -69%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

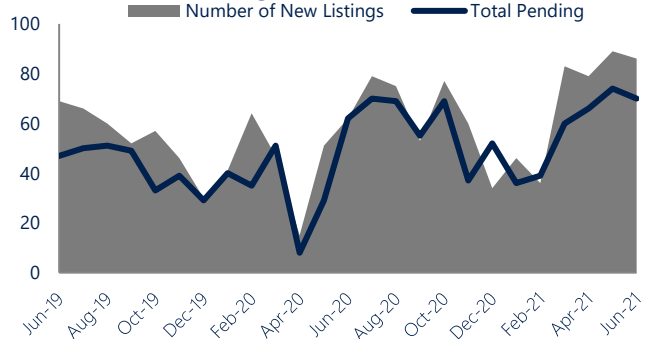
This month there were 86 homes newly listed for sale in Fox Chase and Burholme compared to 62 in June 2020, an increase of 39%. There were 70 current contracts pending sale this June compared to 62 a year ago. The number of current contracts is 13% higher than last June.

Months of Supply

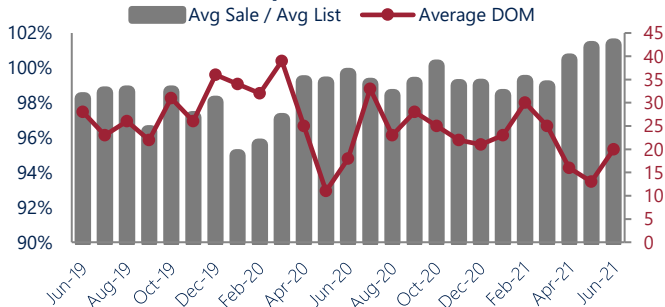
In June, there was 0.8 months of supply available in Fox Chase and Burholme, compared to 2.6 in June 2020. That is a decrease of 69% versus a year ago.

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 Fox Chase and Burholme was 101.3% of the average list price, which is 1.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 20, higher than the average last year, which was 18, an increase of 11%.

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