

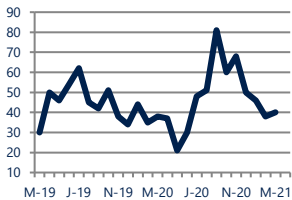


Focus On: Fox Chase and Burholme Housing Market

March 2021

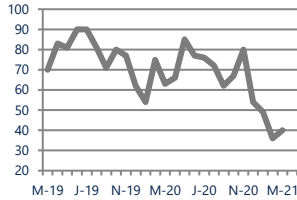
Zip Code(s): 19111

Units Sold
40



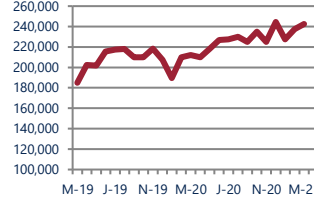
Up 5%
Vs. Year Ago

Active Inventory
40



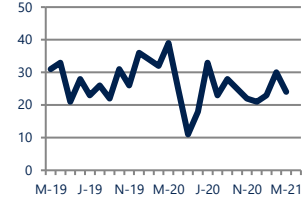
Down -37%
Vs. Year Ago

Median Sale Price
\$242,500



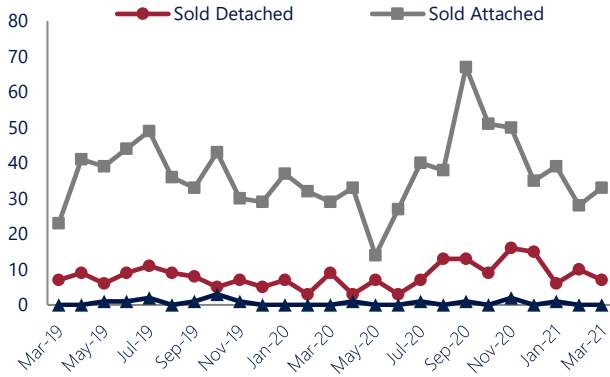
Up 14%
Vs. Year Ago

Days On Market
24



Down -38%
Vs. Year Ago

Units Sold*



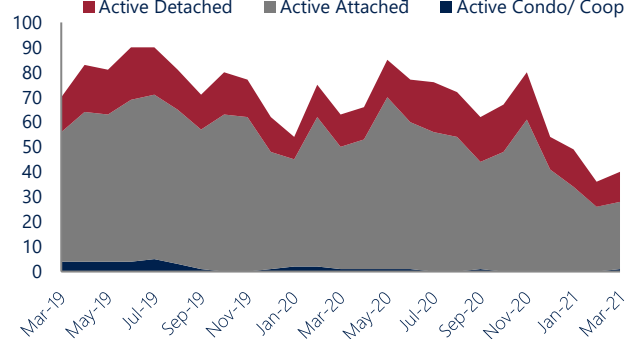
Units Sold

There was an increase in total units sold in March, with 40 sold this month in Fox Chase and Burholme versus 38 last month, an increase of 5%. This month's total units sold was higher than at this time last year, an increase of 5% versus March 2020.

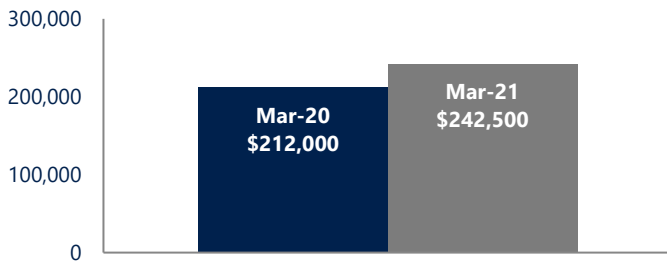
Active Inventory

Versus last year, the total number of homes available this month is lower by 23 units or 37%. The total number of active inventory this March was 40 compared to 63 in March 2020. This month's total of 40 is higher than the previous month's total supply of available inventory of 36, an increase of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Fox Chase and Burholme Homes was \$212,000. This March, the median sale price was \$242,500, an increase of 14% or \$30,500 compared to last year. The current median sold price is 2% higher than in February.

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.

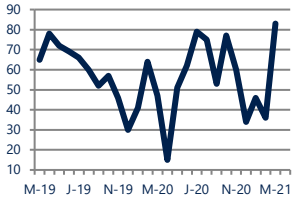




Zip Code(s): 19111

New Listings

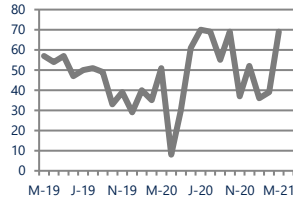
83



Up 77%
Vs. Year Ago

Current Contracts

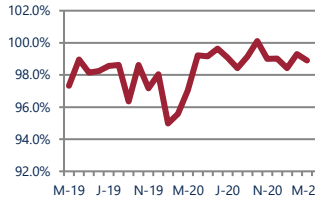
69



Up 35%
Vs. Year Ago

Sold Vs. List Price

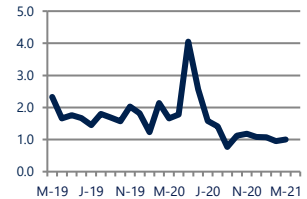
98.9%



Up 1.9%
Vs. Year Ago

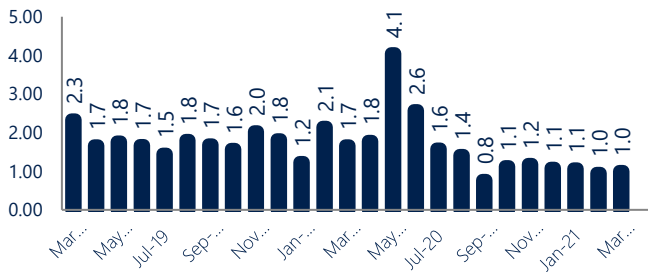
Months of Supply

1.0



Down -40%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

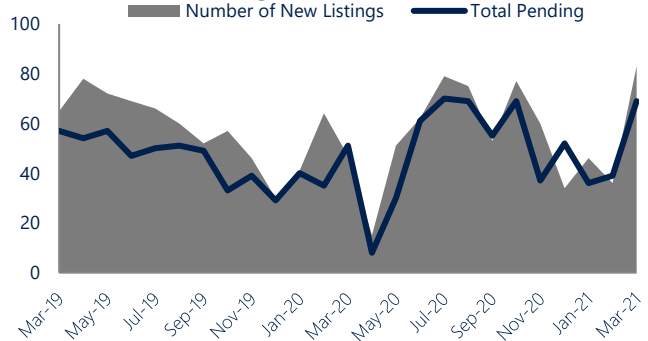
This month there were 83 homes newly listed for sale in Fox Chase and Burholme compared to 47 in March 2020, an increase of 77%. There were 69 current contracts pending sale this March compared to 51 a year ago. The number of current contracts is 35% higher than last March.

Months of Supply

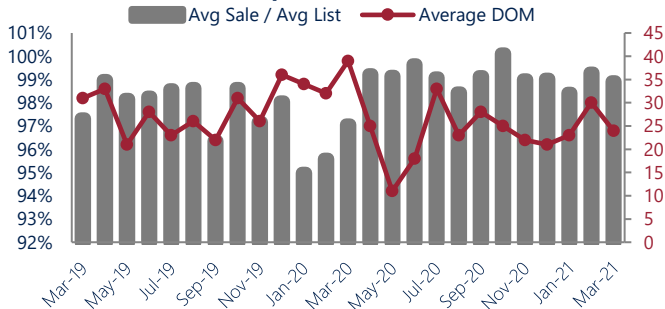
In March, there was 1.0 months of supply available in Fox Chase and Burholme, compared to 1.7 in March 2020. That is a decrease of 40% versus a year ago.

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 March, the average sale price in Fox Chase and Burholme was 98.9% of the average list price, which is 1.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 24, lower than the average last year, which was 39, a decrease of 38%.



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