



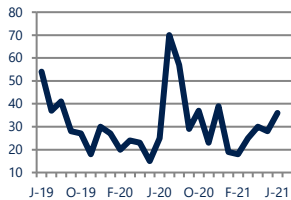
Focus On: Garnet Valley and Glen Mills Housing Market

June 2021

Zip Code(s): 19060 and 19342

Units Sold

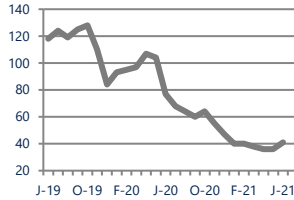
36



Up
Vs. Year Ago

Active Inventory

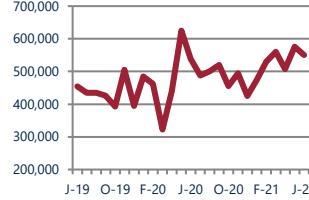
41



Down -47%
Vs. Year Ago

Median Sale Price

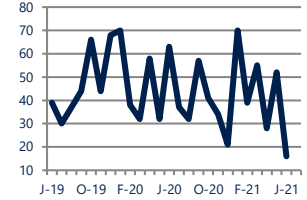
\$550,000



Up 2%
Vs. Year Ago

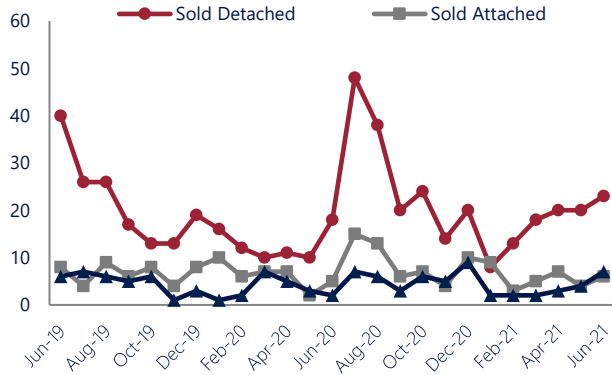
Days On Market

16



Down
Vs. Year Ago

Units Sold*



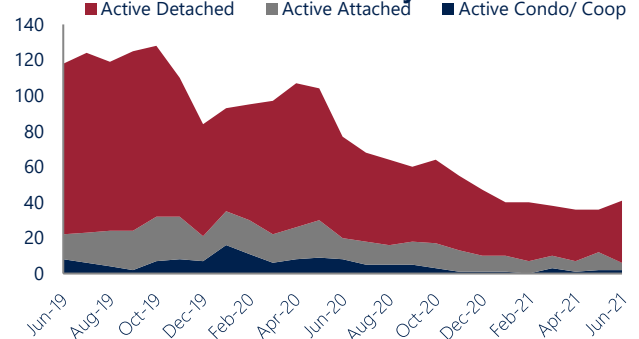
Units Sold

With relatively few transactions, there was an increase in total units sold in June, with 36 sold this month in Garnet Valley and Glen Mills. This month's total units sold was higher than at this time last year, an increase from June 2020.

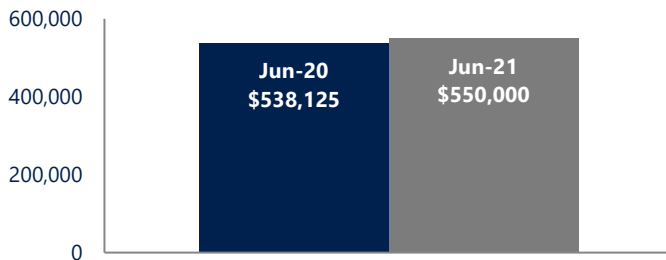
Active Inventory

Versus last year, the total number of homes available this month is lower by 36 units or 47%. The total number of active inventory this June was 41 compared to 77 in June 2020. This month's total of 41 is higher than the previous month's total supply of available inventory of 36, an increase of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Garnet Valley and Glen Mills Homes was \$538,125. This June, the median sale price was \$550,000, an increase of 2% or \$11,875 compared to last year. The current median sold price is 5% 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.



*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.





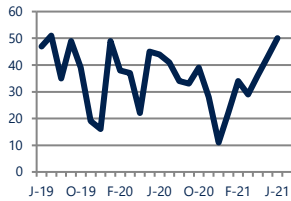
Focus On: Garnet Valley and Glen Mills Housing Market

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New Listings

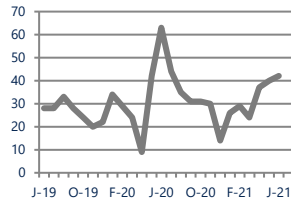
50



Up 14%
Vs. Year Ago

Current Contracts

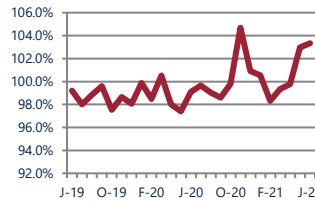
42



Down -33%
Vs. Year Ago

Sold Vs. List Price

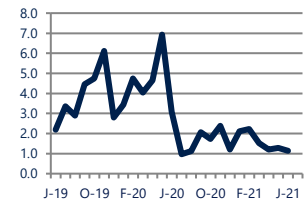
103.3%



Up 4.3%
Vs. Year Ago

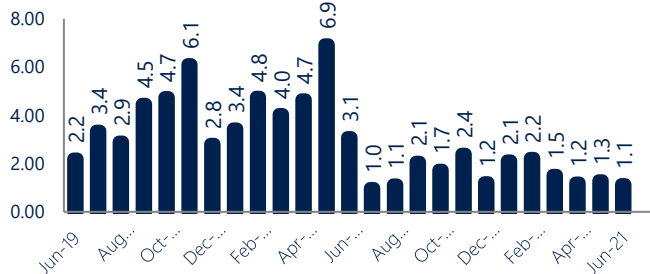
Months of Supply

1.1



Down -63%
Vs. Year Ago

Months Of Supply



Months of Supply

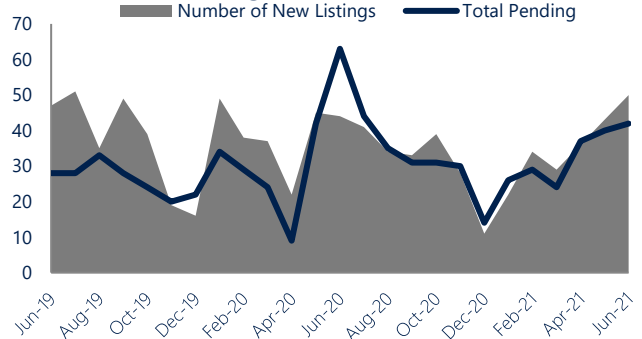
In June, there was 1.1 months of supply available in Garnet Valley and Glen Mills, compared to 3.1 in June 2020. That is a decrease of 63% versus a year ago.

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.

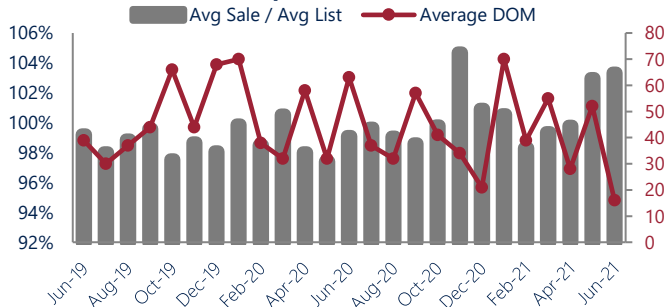
New Listings & Current Contracts

This month there were 50 homes newly listed for sale in Garnet Valley and Glen Mills compared to 44 in June 2020, an increase of 14%. There were 42 current contracts pending sale this June compared to 63 a year ago. The number of current contracts is 33% 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 Garnet Valley and Glen Mills was 103.3% of the average list price, which is 4.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 16, lower than the average last year, which was 63. This decrease was impacted by the limited number of sales.



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