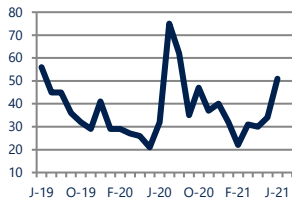




Zip Code(s): 19342, 19317, 19373 and 19319

Units Sold

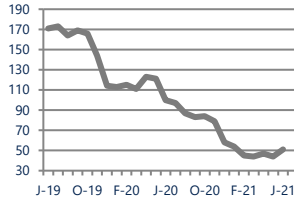
51



Up
Vs. Year Ago

Active Inventory

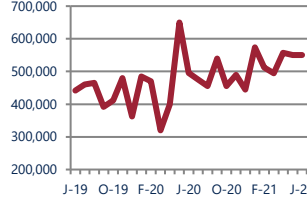
51



Down -49%
Vs. Year Ago

Median Sale Price

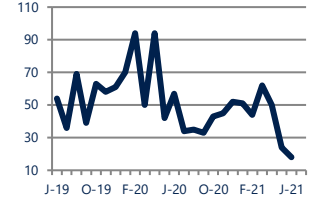
\$550,000



Up 11%
Vs. Year Ago

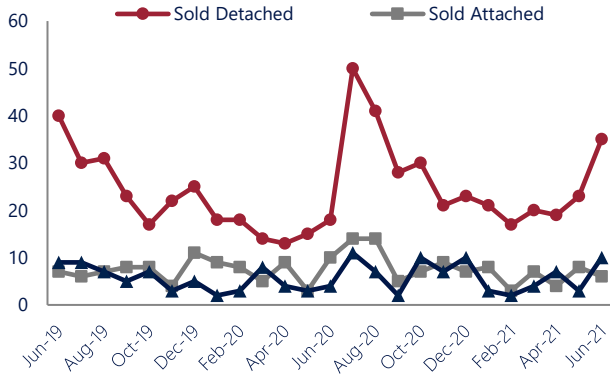
Days On Market

18



Down -68%
Vs. Year Ago

Units Sold*



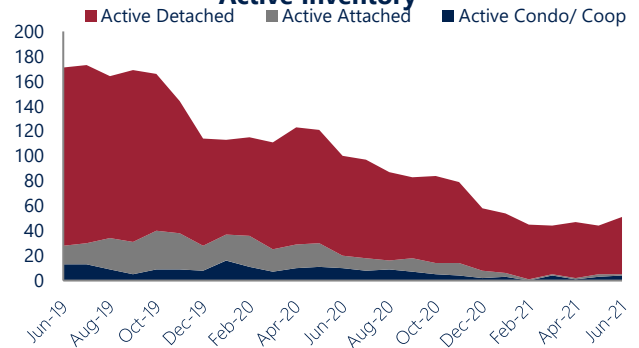
Units Sold

There was an increase in total units sold in June, with 51 sold this month in Glen Mills, Chadds Ford, and Thornton. 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 49 units or 49%. The total number of active inventory this June was 51 compared to 100 in June 2020. This month's total of 51 is higher than the previous month's total supply of available inventory of 44, an increase of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Glen Mills, Chadds Ford, and Thornton Homes was \$495,500. This June, the median sale price was \$550,000, an increase of 11% or \$54,500 compared to last year. The current median sold price is approximately the same as the median price in May.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Glen Mills, Chadds Ford, and Thornton are defined as properties listed in zip code/s 19342, 19317, 19373 and 19319.

*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.

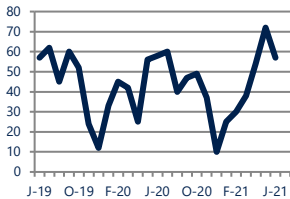




Zip Code(s): 19342, 19317, 19373 and 19319

New Listings

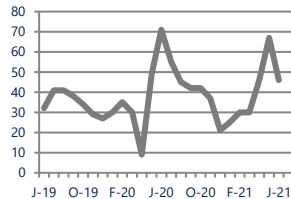
57



Down -2%
Vs. Year Ago

Current Contracts

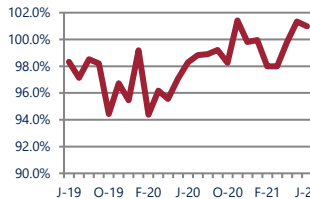
46



Down -35%
Vs. Year Ago

Sold Vs. List Price

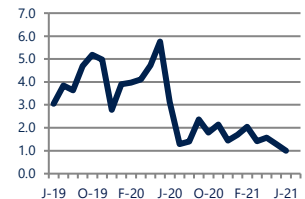
101.0%



Up 2.7%
Vs. Year Ago

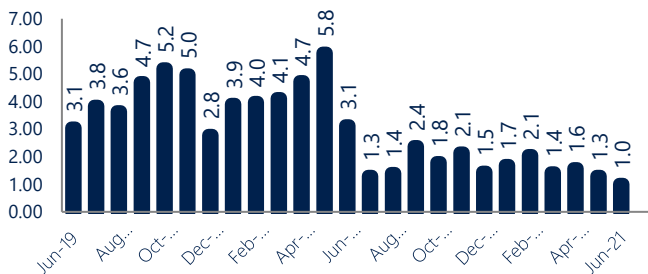
Months of Supply

1.0



Down -68%
Vs. Year Ago

Months Of Supply



Months of Supply

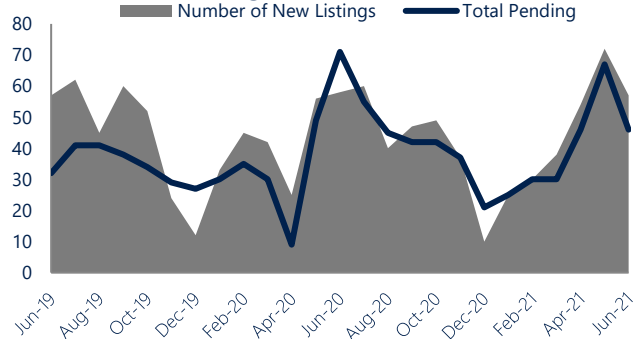
In June, there was 1.0 months of supply available in Glen Mills, Chadds Ford, and Thornton, compared to 3.1 in June 2020. That is a decrease of 68% versus a year ago.

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.

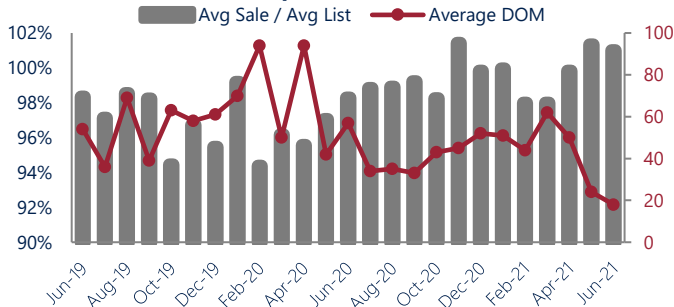
New Listings & Current Contracts

This month there were 57 homes newly listed for sale in Glen Mills, Chadds Ford, and Thornton compared to 58 in June 2020, a decrease of 2%. There were 46 current contracts pending sale this June compared to 71 a year ago. The number of current contracts is 35% 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 Glen Mills, Chadds Ford, and Thornton was 101.0% of the average list price, which is 2.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 18, lower than the average last year, which was 57, a decrease of 68%.



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