



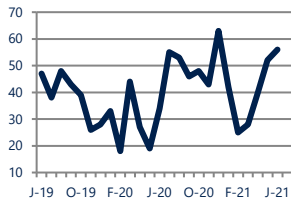
Focus On: Glenolden, Folcroft, and Norwood Housing Market

June 2021

Zip Code(s): 19036, 19032 and 19074

Units Sold

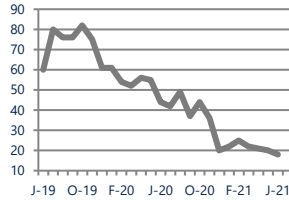
56



Up
Vs. Year Ago

Active Inventory

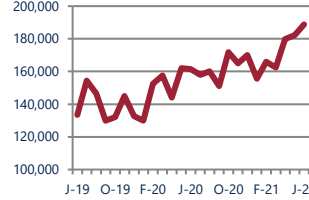
18



Down -59%
Vs. Year Ago

Median Sale Price

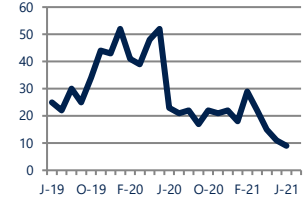
\$188,800



Up 17%
Vs. Year Ago

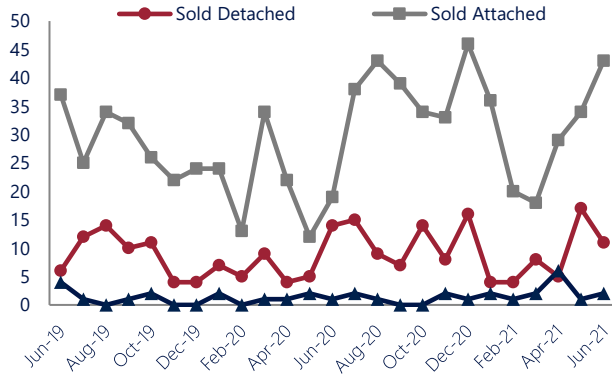
Days On Market

9



Down -61%
Vs. Year Ago

Units Sold*



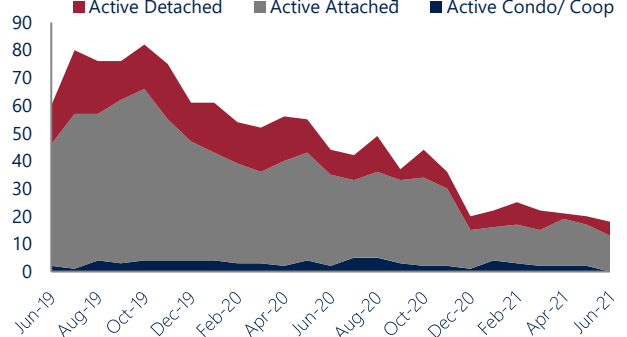
Units Sold

There was an increase in total units sold in June, with 56 sold this month in Glenolden, Folcroft, and Norwood. 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 26 units or 59%. The total number of active inventory this June was 18 compared to 44 in June 2020. This month's total of 18 is lower than the previous month's total supply of available inventory of 20, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Glenolden, Folcroft, and Norwood Homes was \$161,500. This June, the median sale price was \$188,800, an increase of 17% or \$27,300 compared to last year. The current median sold price is 4% 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.



Glenolden, Folcroft, and Norwood are defined as properties listed in zip code/s 19036, 19032 and 19074.

*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.





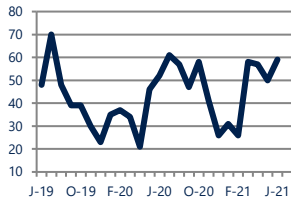
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June 2021

Zip Code(s): 19036, 19032 and 19074

New Listings

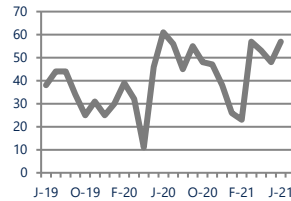
59



Up 13%
Vs. Year Ago

Current Contracts

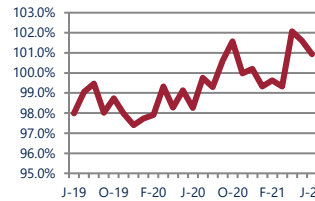
57



Down -7%
Vs. Year Ago

Sold Vs. List Price

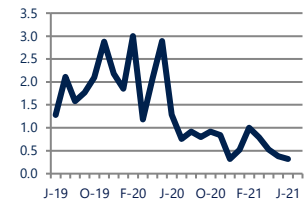
100.9%



Up 2.7%
Vs. Year Ago

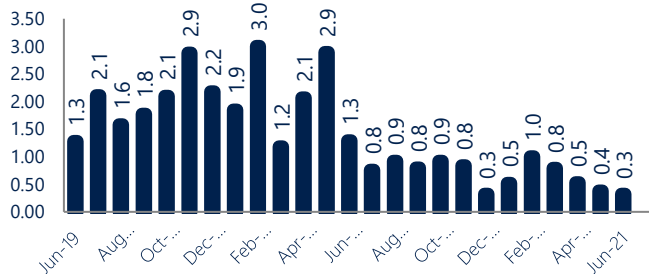
Months of Supply

0.3



Down -75%
Vs. Year Ago

Months Of Supply



Months of Supply

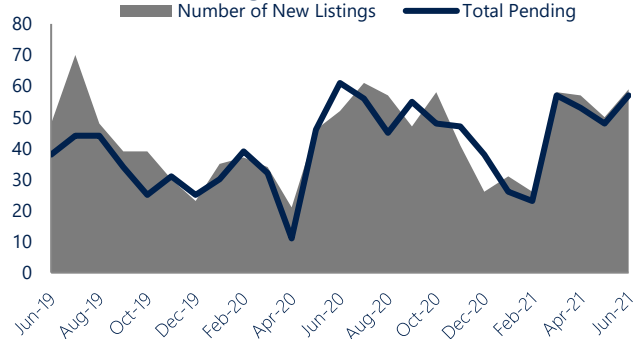
In June, there was 0.3 months of supply available in Glenolden, Folcroft, and Norwood, compared to 1.3 in June 2020. That is a decrease of 75% versus a year ago.

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.

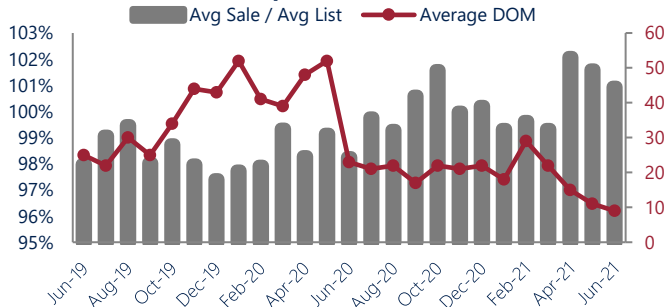
New Listings & Current Contracts

This month there were 59 homes newly listed for sale in Glenolden, Folcroft, and Norwood compared to 52 in June 2020, an increase of 13%. There were 57 current contracts pending sale this June compared to 61 a year ago. The number of current contracts is 7% 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 Glenolden, Folcroft, and Norwood was 100.9% 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 9, lower than the average last year, which was 23, a decrease of 61%.



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