



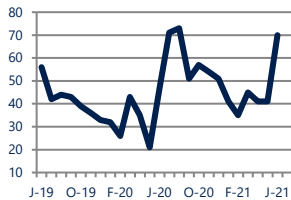
Focus On: Kennett Square and Avondale Housing Market

June 2021

Zip Code(s): 19348, 19311, 19375 and 19374

Units Sold

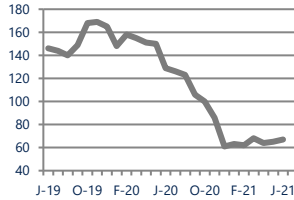
70



Up
Vs. Year Ago

Active Inventory

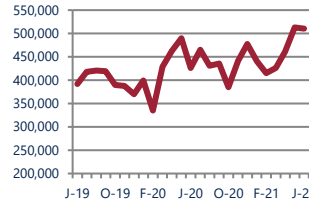
67



Down -48%
Vs. Year Ago

Median Sale Price

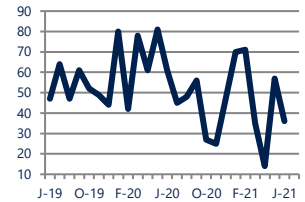
\$510,500



Up 20%
Vs. Year Ago

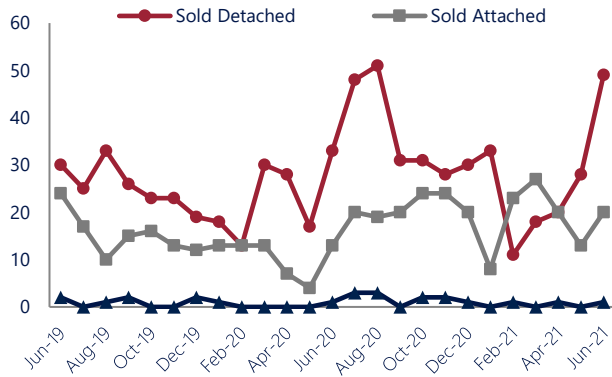
Days On Market

36



Down -41%
Vs. Year Ago

Units Sold*



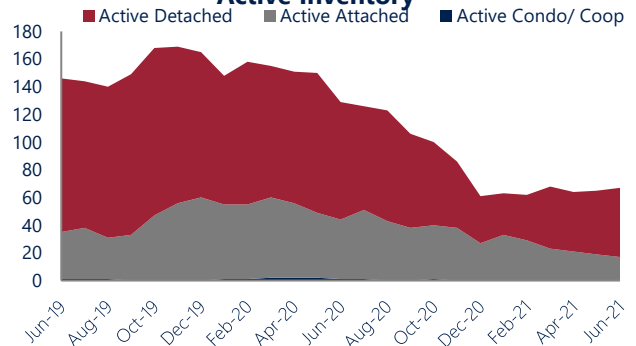
Units Sold

There was an increase in total units sold in June, with 70 sold this month in Kennett Square and Avondale. 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 62 units or 48%. The total number of active inventory this June was 67 compared to 129 in June 2020. This month's total of 67 is higher than the previous month's total supply of available inventory of 65, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Kennett Square and Avondale Homes was \$426,300. This June, the median sale price was \$510,500, an increase of 20% or \$84,200 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.

Kennett Square and Avondale are defined as properties listed in zip code/s 19348, 19311, 19375 and 19374.

*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.





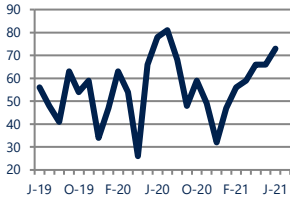
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June 2021

Zip Code(s): 19348, 19311, 19375 and 19374

New Listings

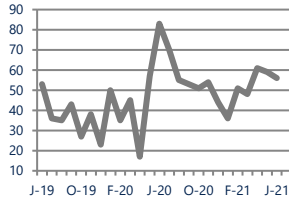
73



Down -6%
Vs. Year Ago

Current Contracts

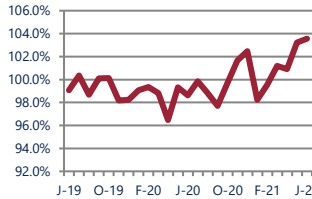
56



Down -33%
Vs. Year Ago

Sold Vs. List Price

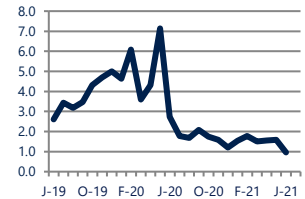
103.6%



Up
Vs. Year Ago

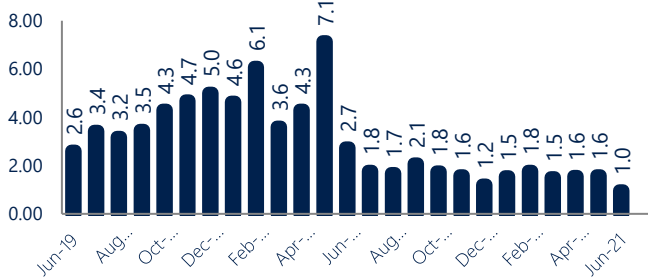
Months of Supply

1.0



Down -65%
Vs. Year Ago

Months Of Supply



Months of Supply

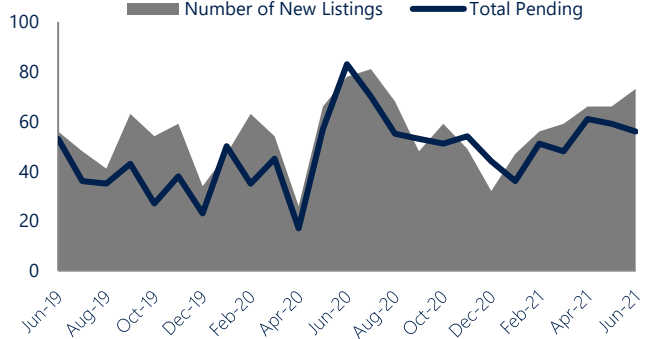
In June, there was 1.0 months of supply available in Kennett Square and Avondale, compared to 2.7 in June 2020. That is a decrease of 65% versus a year ago.

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.

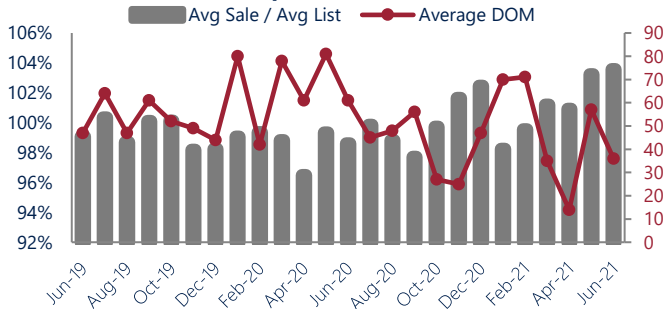
New Listings & Current Contracts

This month there were 73 homes newly listed for sale in Kennett Square and Avondale compared to 78 in June 2020, a decrease of 6%. There were 56 current contracts pending sale this June compared to 83 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 Kennett Square and Avondale was 103.6% of the average list price, which is higher than at this time last year.

Days On Market

This month, the average number of days on market was 36, lower than the average last year, which was 61, a decrease of 41%.



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