

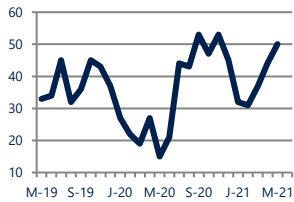


Focus On: Longmead Farms Housing Market

May 2021

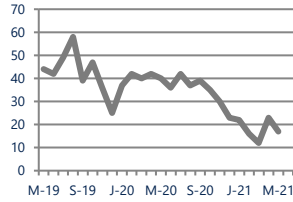
Zip Code(s): 19154

Units Sold
50



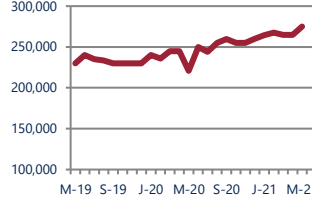
Up
Vs. Year Ago

Active Inventory
17



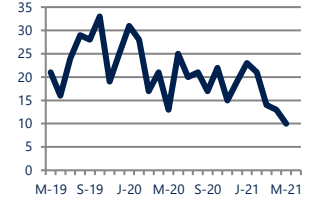
Down -57%
Vs. Year Ago

Median Sale Price
\$275,000



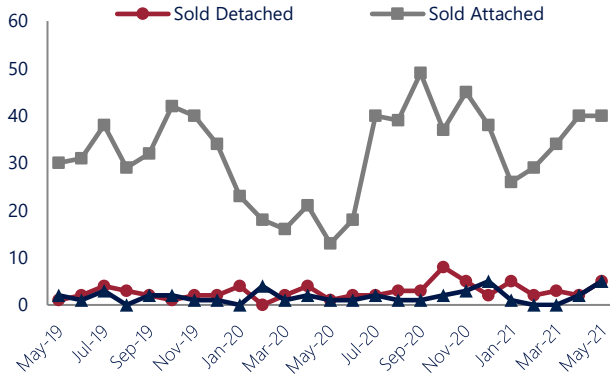
Up 25%
Vs. Year Ago

Days On Market
10



Down -23%
Vs. Year Ago

Units Sold*



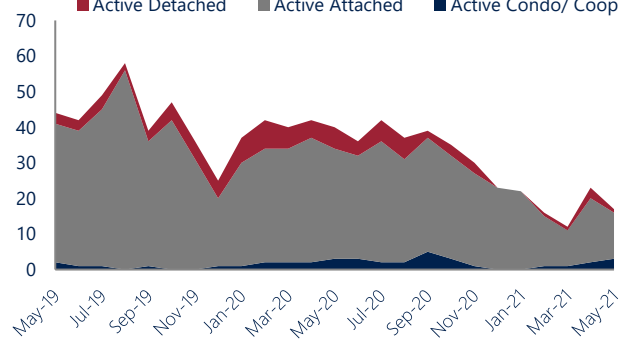
Units Sold

There was an increase in total units sold in May, with 50 sold this month in Longmead Farms. This month's total units sold was higher than at this time last year.

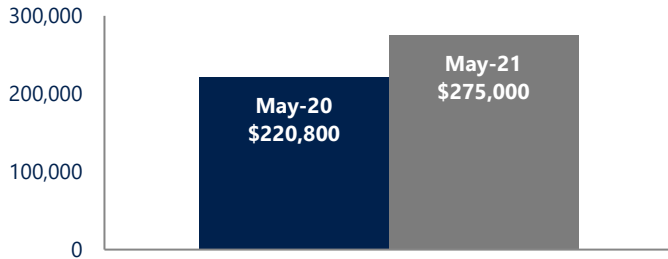
Active Inventory

Versus last year, the total number of homes available this month is lower by 23 units or 57%. The total number of active inventory this May was 17 compared to 40 in May 2020. This month's total of 17 is lower than the previous month's total supply of available inventory of 23, a decrease of 26%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Longmead Farms Homes was \$220,800. This May, the median sale price was \$275,000, an increase of 25% or \$54,200 compared to last year. The current median sold price is 4% higher than in April.

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

Longmead Farms are defined as properties listed in zip code/s 19154.

*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.





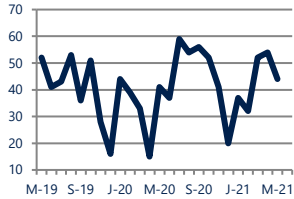
Focus On: Longmead Farms Housing Market

May 2021

Zip Code(s): 19154

New Listings

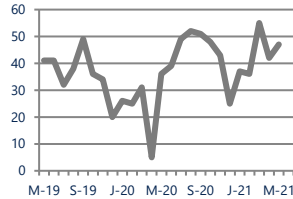
44



Up 7%
Vs. Year Ago

Current Contracts

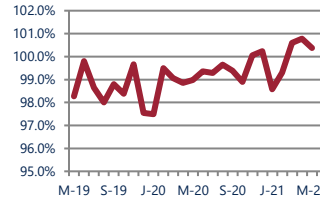
47



Up 31%
Vs. Year Ago

Sold Vs. List Price

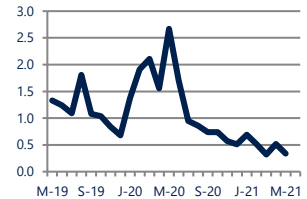
100.4%



Up 1.4%
Vs. Year Ago

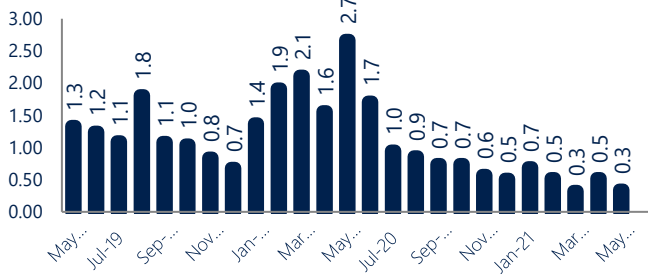
Months of Supply

0.3



Down -87%
Vs. Year Ago

Months Of Supply



Months of Supply

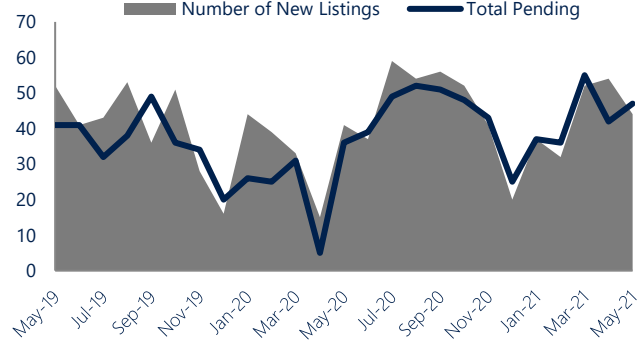
In May, there was 0.3 months of supply available in Longmead Farms, compared to 2.7 in May 2020. That is a decrease of 87% versus a year ago.

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.

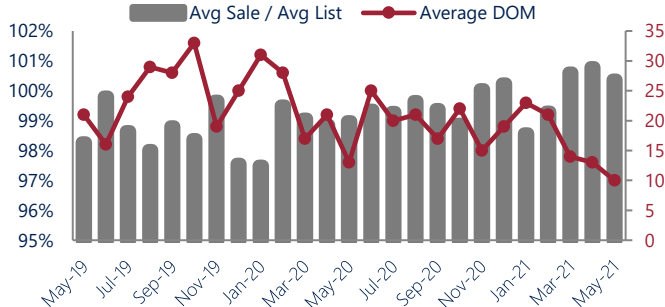
New Listings & Current Contracts

This month there were 44 homes newly listed for sale in Longmead Farms compared to 41 in May 2020, an increase of 7%. There were 47 current contracts pending sale this May compared to 36 a year ago. The number of current contracts is 31% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Longmead Farms was 100.4% of the average list price, which is 1.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 10, lower than the average last year, which was 13, a decrease of 23%.



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