



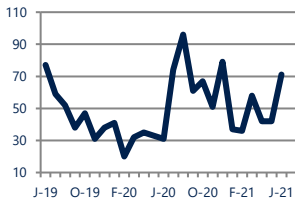
Focus On: Newtown Square and Glen Mills Housing Market

June 2021

Zip Code(s): 19073 and 19342

Units Sold

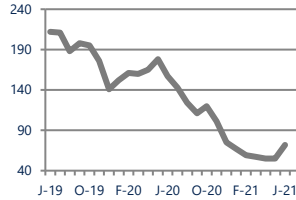
71



Up
Vs. Year Ago

Active Inventory

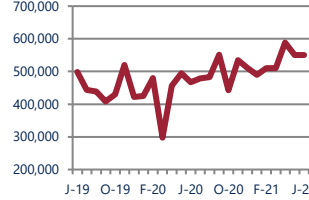
72



Down -54%
Vs. Year Ago

Median Sale Price

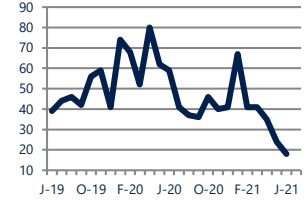
\$550,000



Up 18%
Vs. Year Ago

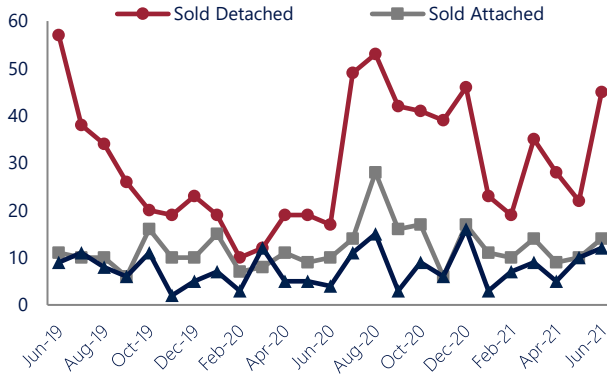
Days On Market

18



Down -69%
Vs. Year Ago

Units Sold*



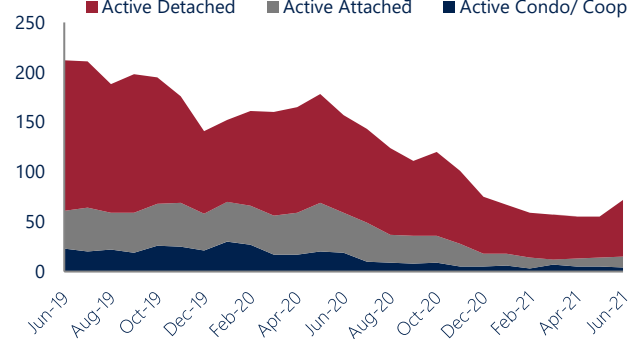
Units Sold

There was an increase in total units sold in June, with 71 sold this month in Newtown Square and Glen Mills. 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 85 units or 54%. The total number of active inventory this June was 72 compared to 157 in June 2020. This month's total of 72 is higher than the previous month's total supply of available inventory of 55, an increase of 31%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Newtown Square and Glen Mills Homes was \$467,000. This June, the median sale price was \$550,000, an increase of 18% or \$83,000 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.

Newtown Square and Glen Mills are defined as properties listed in zip code/s 19073 and 19342.

*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.





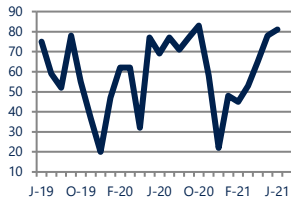
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June 2021

Zip Code(s): 19073 and 19342

New Listings

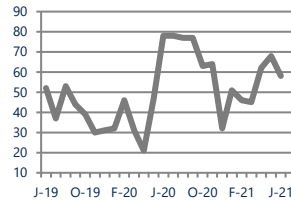
81



Up 17%
Vs. Year Ago

Current Contracts

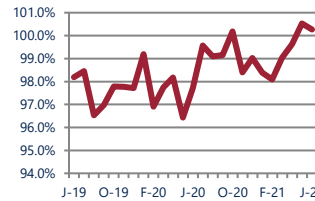
58



Down -26%
Vs. Year Ago

Sold Vs. List Price

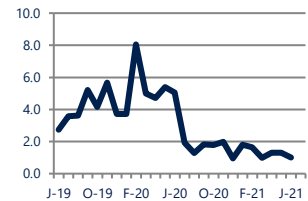
100.3%



Up 2.6%
Vs. Year Ago

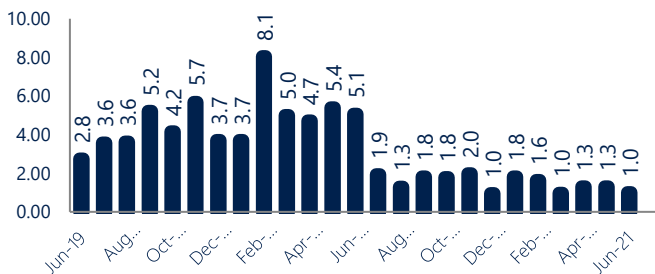
Months of Supply

1.0



Down -80%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

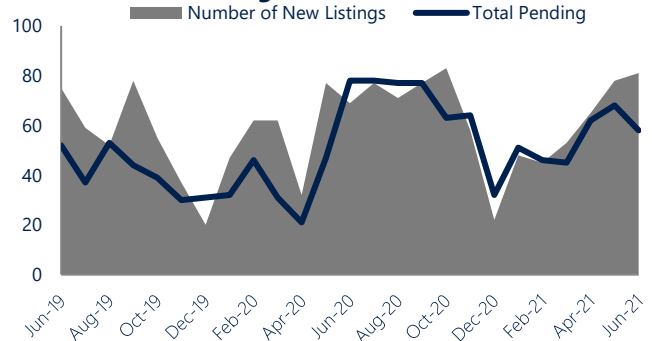
This month there were 81 homes newly listed for sale in Newtown Square and Glen Mills compared to 69 in June 2020, an increase of 17%. There were 58 current contracts pending sale this June compared to 78 a year ago. The number of current contracts is 26% lower than last June.

Months of Supply

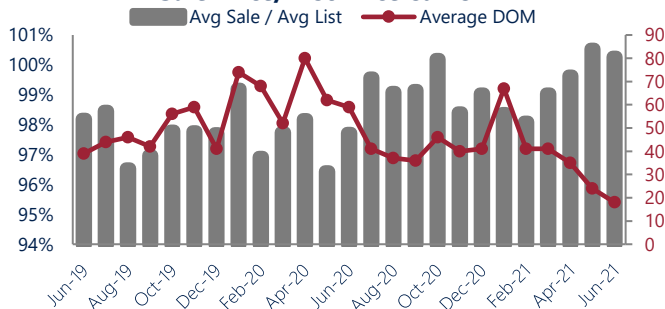
In June, there was 1.0 months of supply available in Newtown Square and Glen Mills, compared to 5.1 in June 2020. That is a decrease of 80% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Newtown Square and Glen Mills was 100.3% of the average list price, which is 2.6% 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 59, a decrease of 69%.

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