

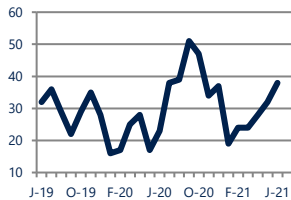
Focus On: North Wales Housing Market

June 2021

Zip Code(s): 19454 and 18936

Units Sold

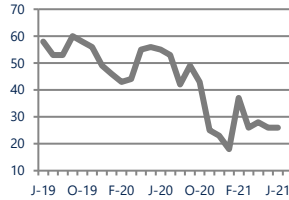
38



Up
Vs. Year Ago

Active Inventory

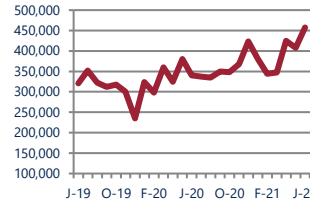
26



Down -53%
Vs. Year Ago

Median Sale Price

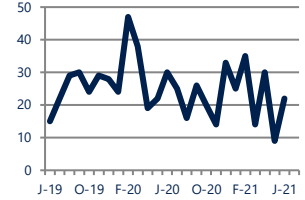
\$457,500



Up
Vs. Year Ago

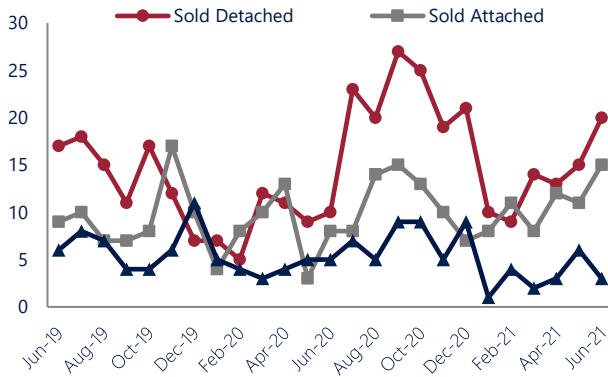
Days On Market

22



Down -27%
Vs. Year Ago

Units Sold*



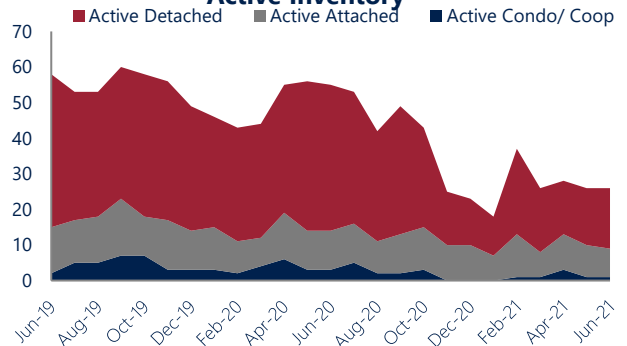
Units Sold

With relatively few transactions, there was an increase in total units sold in June, with 38 sold this month in North Wales. This month's total units sold was higher than at this time last year, an increase from June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 29 units or 53%. The total number of active inventory this June was 26 compared to 55 in June 2020. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last June, the median sale price for North Wales Homes was \$340,000. This June, the median sale price was \$457,500, an increase of \$117,500 compared to last year. The current median sold price is 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.

North Wales are defined as properties listed in zip code/s 19454 and 18936.

*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.





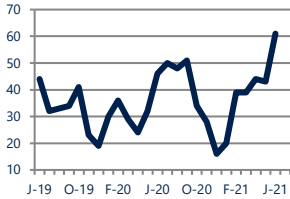
Focus On: North Wales Housing Market

June 2021

Zip Code(s): 19454 and 18936

New Listings

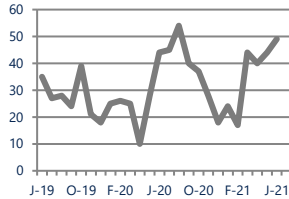
61



Up 33%
Vs. Year Ago

Current Contracts

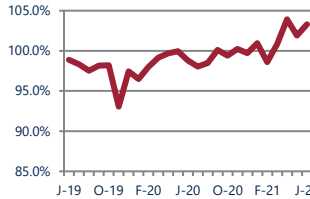
49



Up 11%
Vs. Year Ago

Sold Vs. List Price

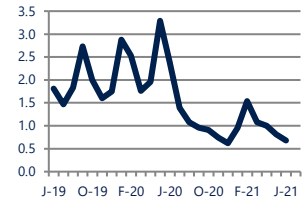
103.3%



Up 4.6%
Vs. Year Ago

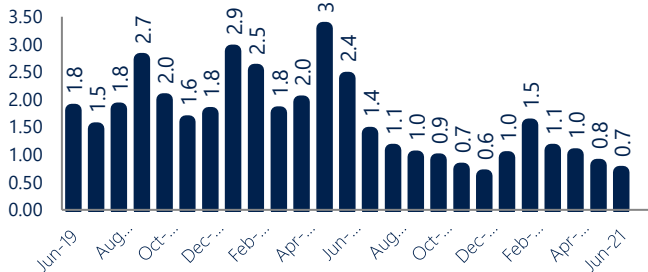
Months of Supply

0.7



Down -72%
Vs. Year Ago

Months Of Supply



Months of Supply

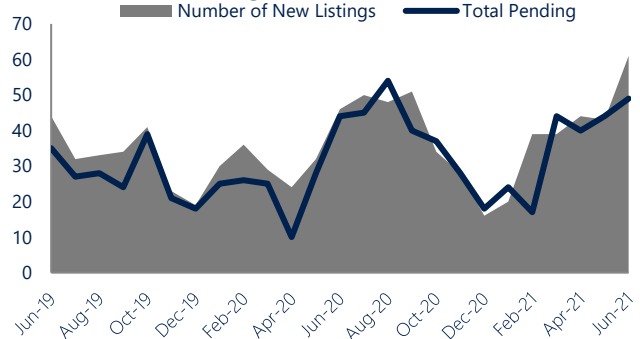
In June, there was 0.7 months of supply available in North Wales, compared to 2.4 in June 2020. That is a decrease of 71% versus a year ago.

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.

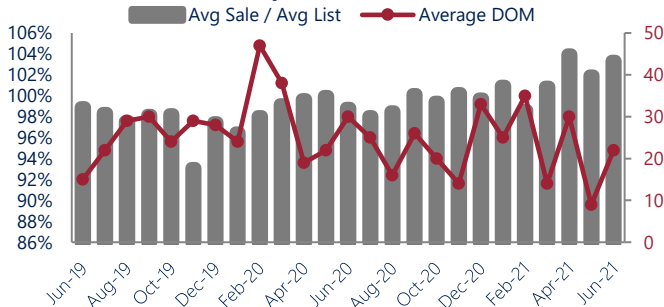
New Listings & Current Contracts

This month there were 61 homes newly listed for sale in North Wales compared to 46 in June 2020, an increase of 33%. There were 49 current contracts pending sale this June compared to 44 a year ago. The number of current contracts is 11% higher 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 North Wales was 103.3% of the average list price, which is 4.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 22, lower than the average last year, which was 30, a decrease of 27%.

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