



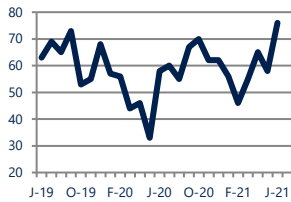
Focus On: Olney, Logan, and Fern Rock Housing Market

June 2021

Zip Code(s): 19141 and 19120

Units Sold

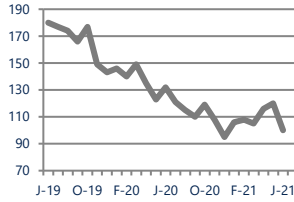
76



Up 31%
Vs. Year Ago

Active Inventory

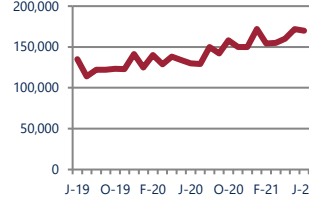
100



Down -24%
Vs. Year Ago

Median Sale Price

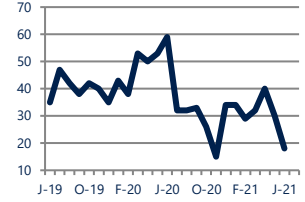
\$170,000



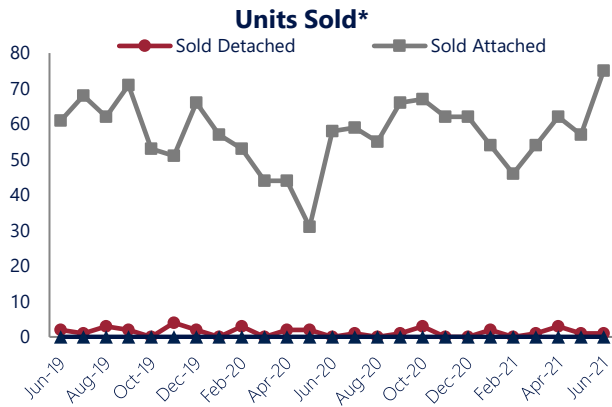
Up 31%
Vs. Year Ago

Days On Market

18



Down -69%
Vs. Year Ago

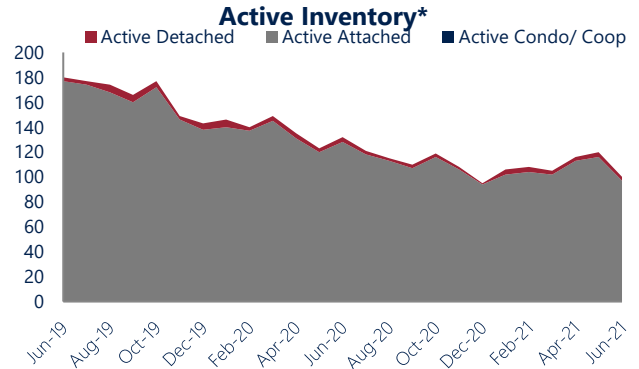


Units Sold

There was an increase in total units sold in June, with 76 sold this month in Olney, Logan, and Fern Rock versus 58 last month, an increase of 31%. This month's total units sold was higher than at this time last year, an increase of 31% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 32 units or 24%. The total number of active inventory this June was 100 compared to 132 in June 2020. This month's total of 100 is lower than the previous month's total supply of available inventory of 120, a decrease of 17%.



Median Sale Price



Median Sale Price

Last June, the median sale price for Olney, Logan, and Fern Rock Homes was \$130,000. This June, the median sale price was \$170,000, an increase of \$40,000 compared to last year. The current median sold price is lower 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.

Olney, Logan, and Fern Rock are defined as properties listed in zip code/s 19141 and 19120.

*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.



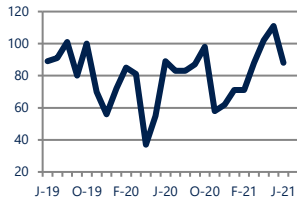
Focus On: Olney, Logan, and Fern Rock Housing Market

June 2021

Zip Code(s): 19141 and 19120

New Listings

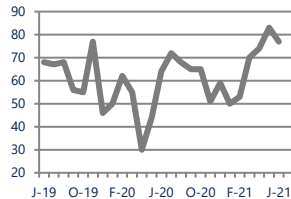
88



Down -1%
Vs. Year Ago

Current Contracts

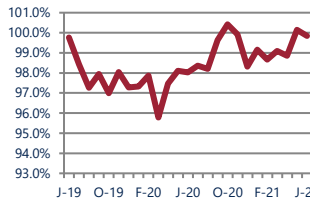
77



Up 20%
Vs. Year Ago

Sold Vs. List Price

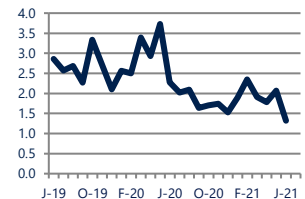
99.9%



Up 1.9%
Vs. Year Ago

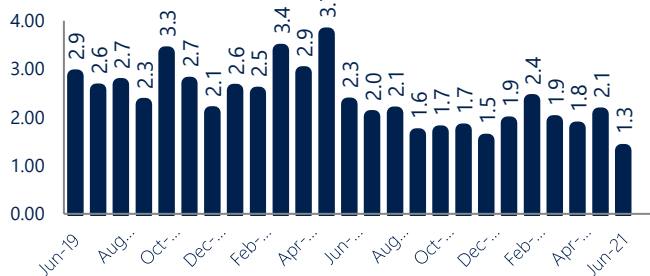
Months of Supply

1.3



Down -42%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

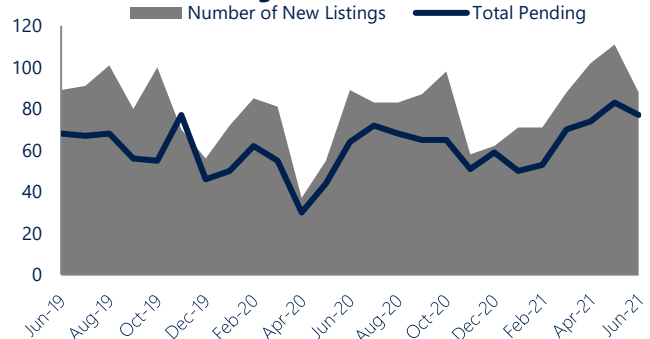
This month there were 88 homes newly listed for sale in Olney, Logan, and Fern Rock compared to 89 in June 2020, a decrease of 1%. There were 77 current contracts pending sale this June compared to 64 a year ago. The number of current contracts is 20% higher than last June.

Months of Supply

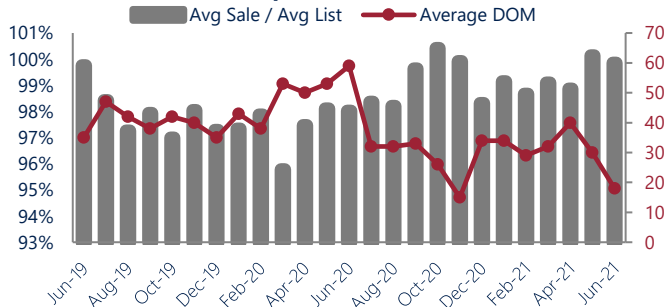
In June, there was 1.3 months of supply available in Olney, Logan, and Fern Rock, compared to 2.3 in June 2020. That is a decrease of 42% versus a year ago.

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 Olney, Logan, and Fern Rock was 99.9% of the average list price, which is 1.8% 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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