



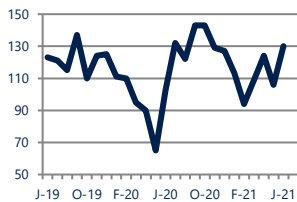
Focus On: Olney and Oaklane Housing Market

June 2021

Zip Code(s): 19150, 19138, 19126, 19141 and 19120

Units Sold

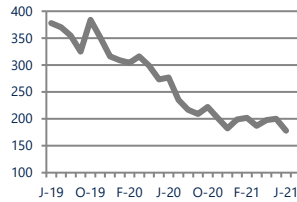
130



Up 26%
Vs. Year Ago

Active Inventory

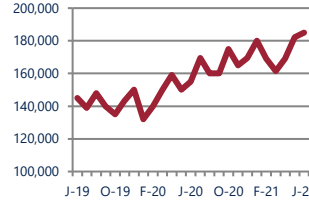
178



Down -36%
Vs. Year Ago

Median Sale Price

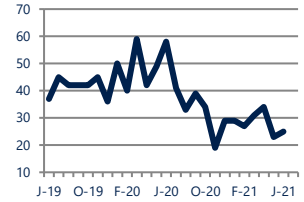
\$185,000



Up 19%
Vs. Year Ago

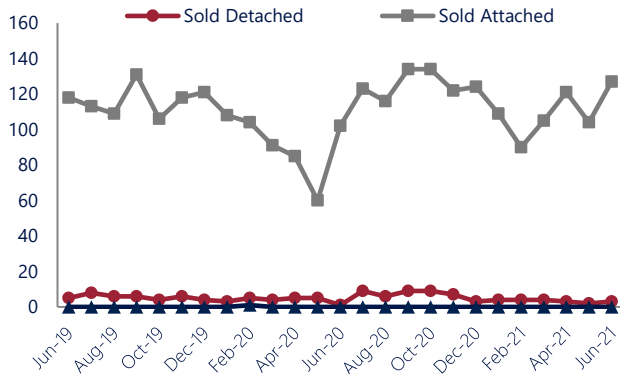
Days On Market

25



Down -57%
Vs. Year Ago

Units Sold*



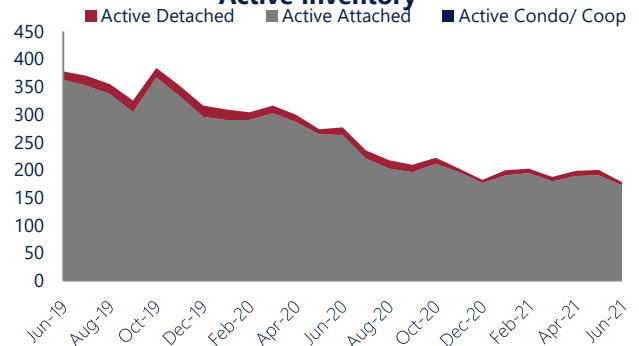
Units Sold

There was an increase in total units sold in June, with 130 sold this month in Olney and Oaklane versus 106 last month, an increase of 23%. This month's total units sold was higher than at this time last year, an increase of 26% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 99 units or 36%. The total number of active inventory this June was 178 compared to 277 in June 2020. This month's total of 178 is lower than the previous month's total supply of available inventory of 200, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Olney and Oaklane Homes was \$154,900. This June, the median sale price was \$185,000, an increase of 19% or \$30,100 compared to last year. The current median sold price is 2% 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.

Olney and Oaklane are defined as properties listed in zip code/s 19150, 19138, 19126, 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.





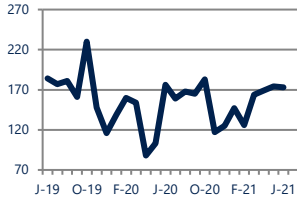
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June 2021

Zip Code(s): 19150, 19138, 19126, 19141 and 19120

New Listings

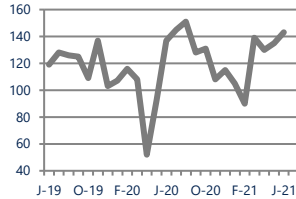
173



Down -2%
Vs. Year Ago

Current Contracts

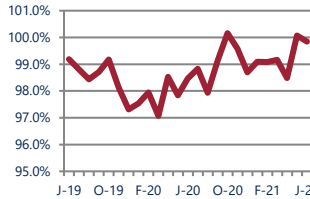
143



Up 4%
Vs. Year Ago

Sold Vs. List Price

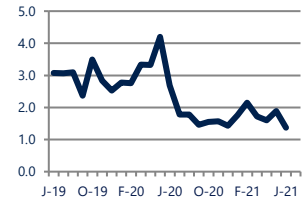
99.8%



Up 1.4%
Vs. Year Ago

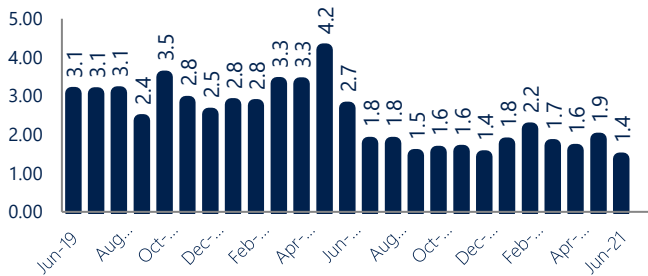
Months of Supply

1.4



Down -49%
Vs. Year Ago

Months Of Supply



Months of Supply

In June, there was 1.4 months of supply available in Olney and Oaklane, compared to 2.7 in June 2020. That is a decrease of 49% versus a year ago.

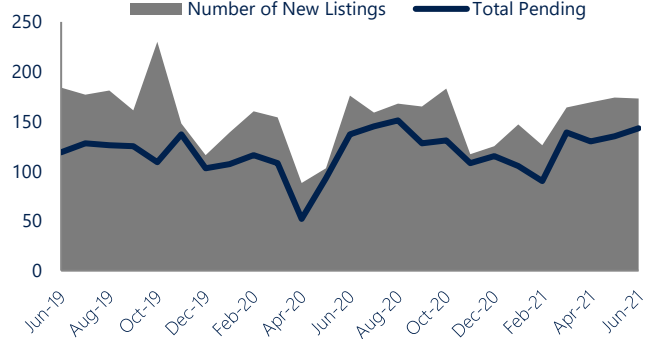
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

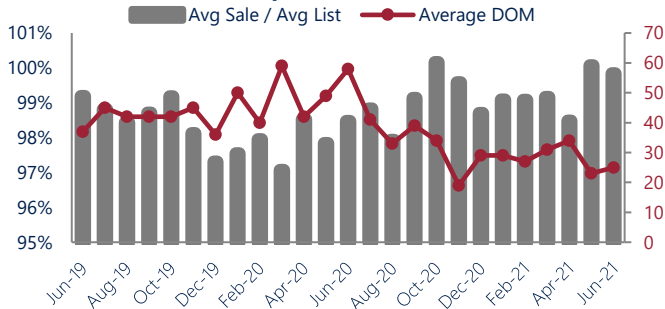
This month there were 173 homes newly listed for sale in Olney and Oaklane compared to 176 in June 2020, a decrease of 2%.

There were 143 current contracts pending sale this June compared to 137 a year ago. The number of current contracts is 4% 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 Olney and Oaklane was 99.8% 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 25, lower than the average last year, which was 58, a decrease of 57%.



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