



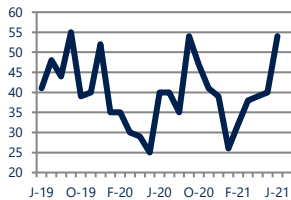
Focus On: Olney Housing Market

June 2021

Zip Code(s): 19120

Units Sold

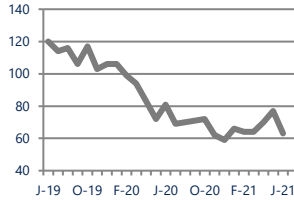
54



Up 35%
Vs. Year Ago

Active Inventory

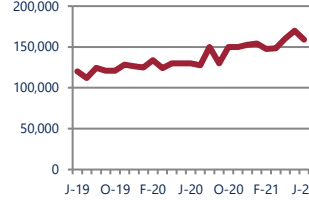
63



Down -22%
Vs. Year Ago

Median Sale Price

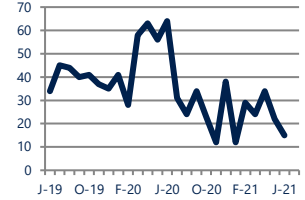
\$159,000



Up 22%
Vs. Year Ago

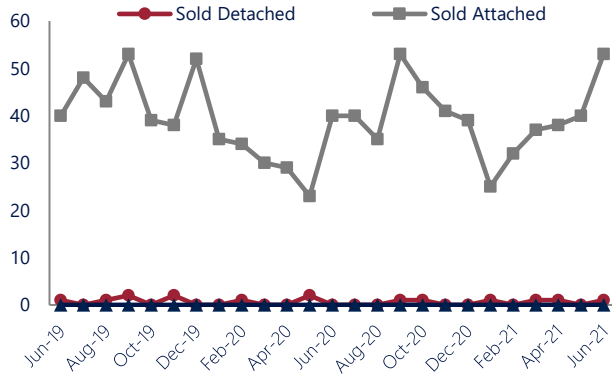
Days On Market

15



Down -77%
Vs. Year Ago

Units Sold*



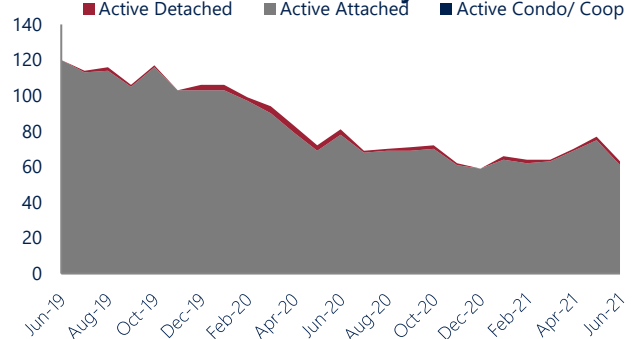
Units Sold

There was an increase in total units sold in June, with 54 sold this month in Olney. 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 18 units or 22%. The total number of active inventory this June was 63 compared to 81 in June 2020. This month's total of 63 is lower than the previous month's total supply of available inventory of 77, a decrease of 18%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Olney Homes was \$130,000. This June, the median sale price was \$159,000, an increase of 22% or \$29,000 compared to last year. The current median sold price is 6% 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 are defined as properties listed in zip code/s 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.





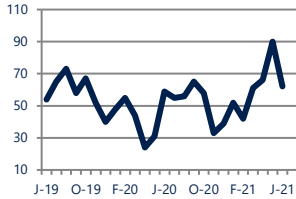
Focus On: Olney Housing Market

June 2021

Zip Code(s): 19120

New Listings

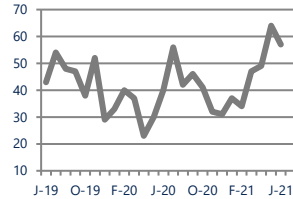
62



Up 5%
Vs. Year Ago

Current Contracts

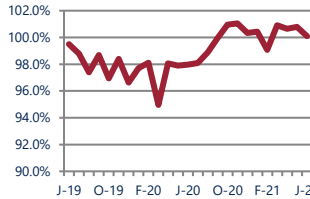
57



Up 43%
Vs. Year Ago

Sold Vs. List Price

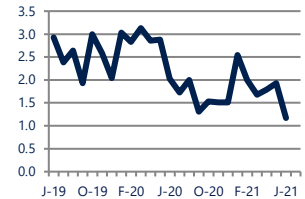
100.1%



Up 2.2%
Vs. Year Ago

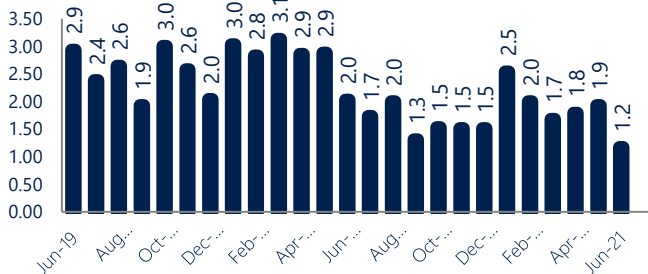
Months of Supply

1.2



Down -42%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

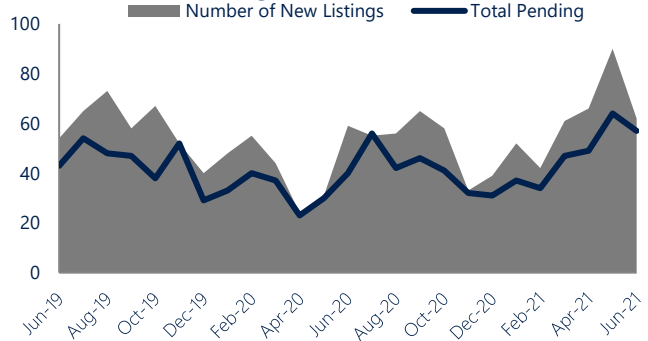
This month there were 62 homes newly listed for sale in Olney compared to 59 in June 2020, an increase of 5%. There were 57 current contracts pending sale this June compared to 40 a year ago. The number of current contracts is 43% higher than last June.

Months of Supply

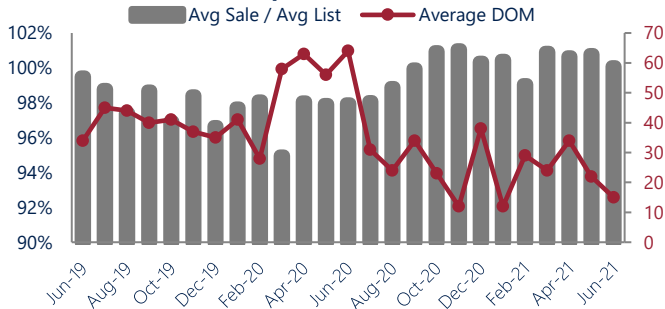
In June, there was 1.2 months of supply available in Olney, compared to 2.0 in June 2020. That is a decrease of 42% versus a year ago.

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 was 100.1% of the average list price, which is 2.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 15, lower than the average last year, which was 64, a decrease of 77%.



Olney are defined as properties listed in zip code/s 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.

