

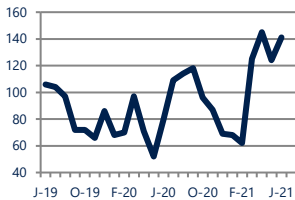


Focus On: Point Breeze and Grays Ferry Housing Market

June 2021

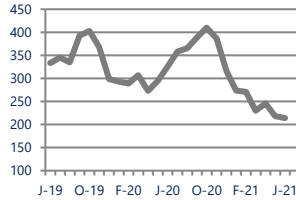
Zip Code(s): 19146

Units Sold
141



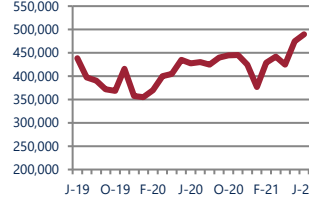
Up
 Vs. Year Ago

Active Inventory
214



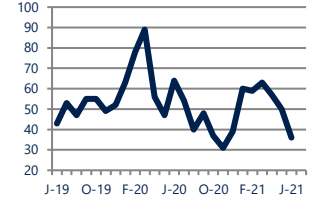
Down -34%
 Vs. Year Ago

Median Sale Price
\$489,625



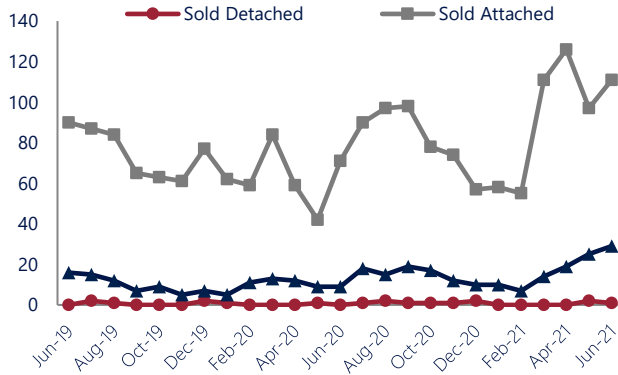
Up 15%
 Vs. Year Ago

Days On Market
36



Down -44%
 Vs. Year Ago

Units Sold*



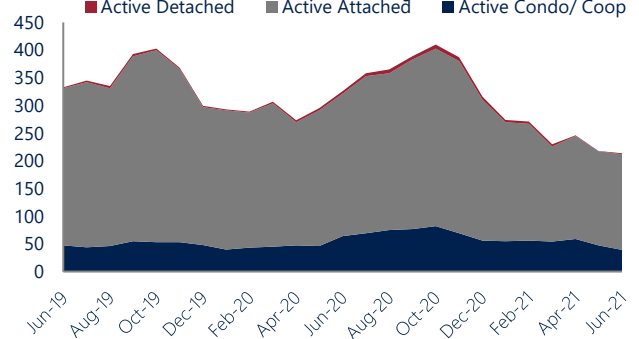
Units Sold

There was an increase in total units sold in June, with 141 sold this month in Point Breeze and Grays Ferry. 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 112 units or 34%. The total number of active inventory this June was 214 compared to 326 in June 2020. This month's total of 214 is lower than the previous month's total supply of available inventory of 218, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Point Breeze and Grays Ferry Homes was \$427,500. This June, the median sale price was \$489,625, an increase of 15% or \$62,125 compared to last year. The current median sold price is 3% 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.

Point Breeze and Grays Ferry are defined as properties listed in zip code/s 19146.

*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.





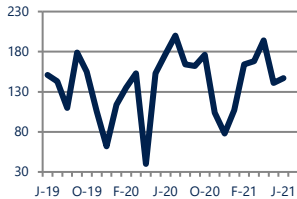
Focus On: Point Breeze and Grays Ferry Housing Market

June 2021

Zip Code(s): 19146

New Listings

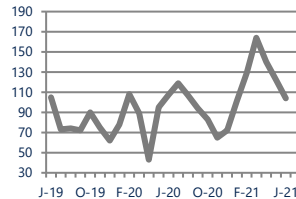
147



Down -17%
Vs. Year Ago

Current Contracts

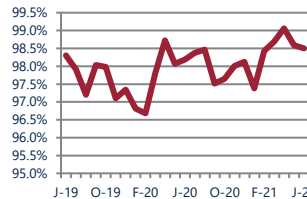
104



Down -3%
Vs. Year Ago

Sold Vs. List Price

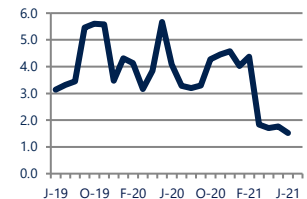
98.5%



No Change
Vs. Year Ago

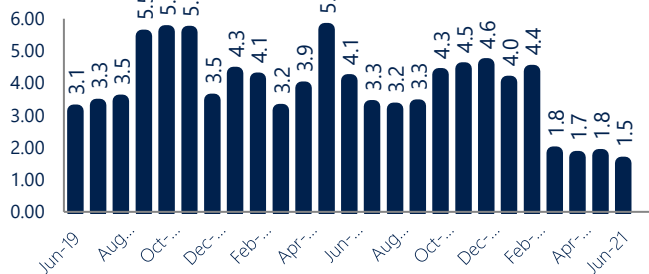
Months of Supply

1.5



Down -63%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

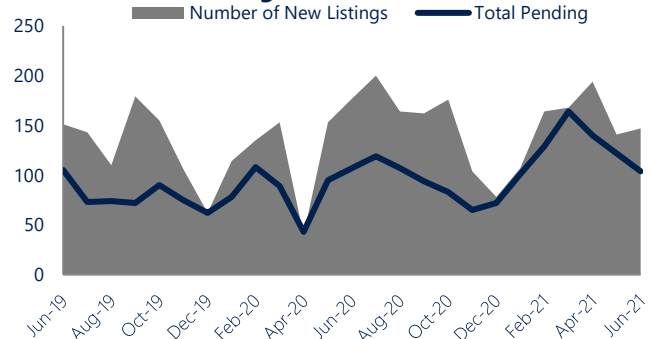
This month there were 147 homes newly listed for sale in Point Breeze and Grays Ferry compared to 177 in June 2020, a decrease of 17%. There were 104 current contracts pending sale this June compared to 107 a year ago. The number of current contracts is 3% lower than last June.

Months of Supply

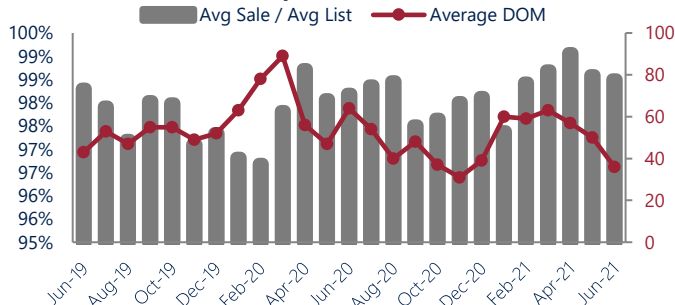
In June, there was 1.5 months of supply available in Point Breeze and Grays Ferry, compared to 4.1 in June 2020. That is a decrease of 63% versus a year ago.

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 Point Breeze and Grays Ferry was 98.5% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 36, lower than the average last year, which was 64, a decrease of 44%.



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