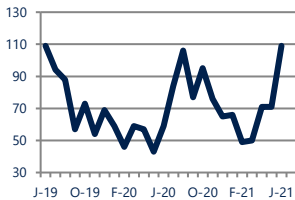




Zip Code(s): 19064, 19081, 19070, 19086 and 19033

Units Sold

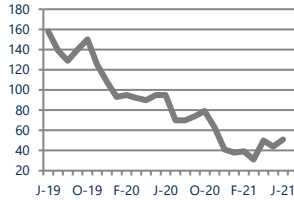
109



Up
Vs. Year Ago

Active Inventory

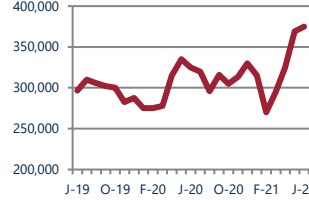
51



Down -46%
Vs. Year Ago

Median Sale Price

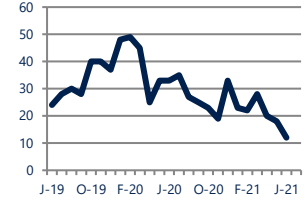
\$374,900



Up 15%
Vs. Year Ago

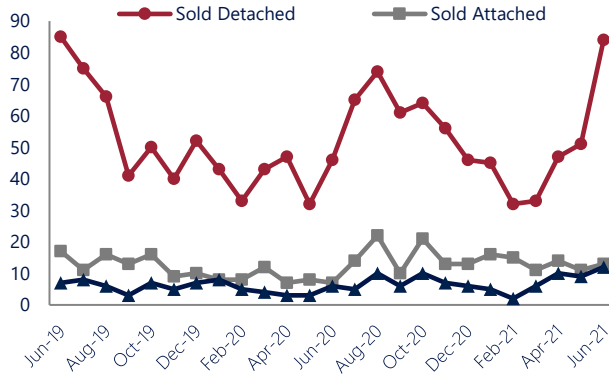
Days On Market

12



Down -64%
Vs. Year Ago

Units Sold*



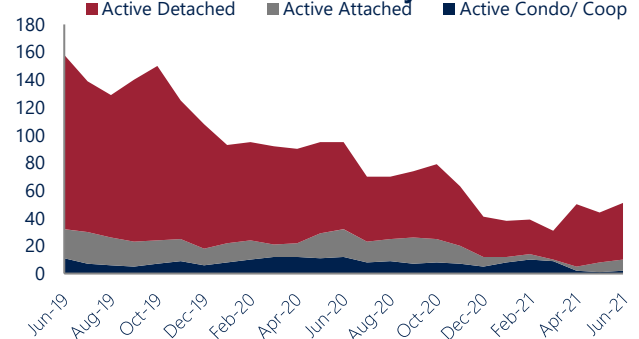
Units Sold

There was an increase in total units sold in June, with 109 sold this month in Springfield, Wallingford, and Swarthmore. This month's total units sold was higher than at this time last year.

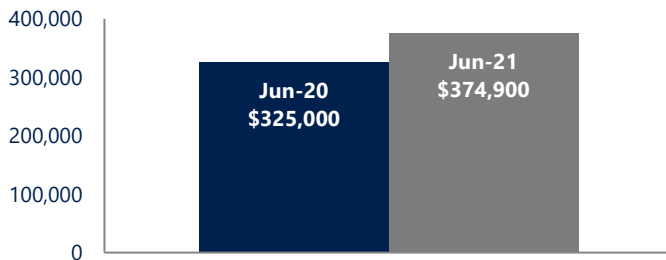
Active Inventory

Versus last year, the total number of homes available this month is lower by 44 units or 46%. The total number of active inventory this June was 51 compared to 95 in June 2020. This month's total of 51 is higher than the previous month's total supply of available inventory of 44, an increase of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Springfield, Wallingford, and Swarthmore Homes was \$325,000. This June, the median sale price was \$374,900, an increase of 15% or \$49,900 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.

Springfield, Wallingford, and Swarthmore are defined as properties listed in zip code/s 19064, 19081, 19070, 19086 and 19033.

*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.

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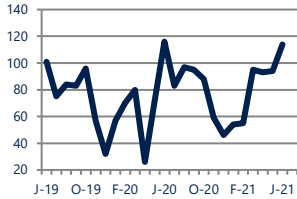




Zip Code(s): 19064, 19081, 19070, 19086 and 19033

New Listings

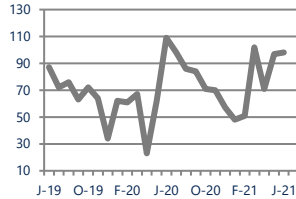
114



Down -2%
Vs. Year Ago

Current Contracts

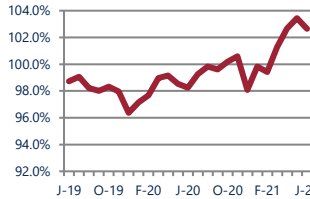
98



Down -10%
Vs. Year Ago

Sold Vs. List Price

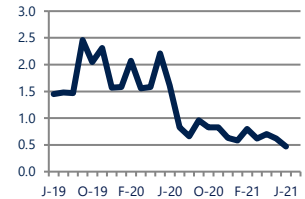
102.7%



Up 4.5%
Vs. Year Ago

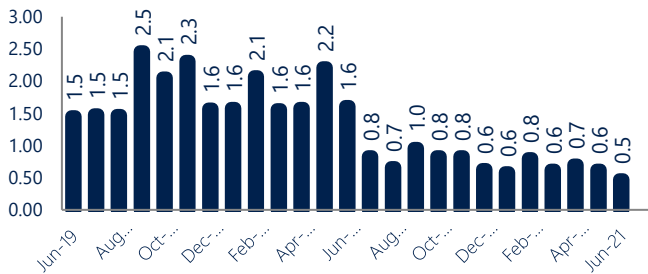
Months of Supply

0.5



Down -71%
Vs. Year Ago

Months Of Supply



Months of Supply

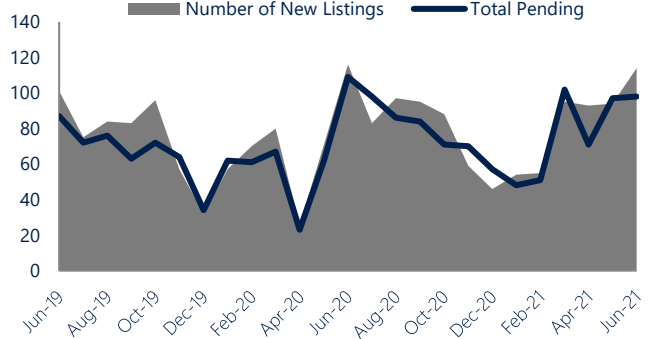
In June, there was 0.5 months of supply available in Springfield, Wallingford, and Swarthmore, compared to 1.6 in June 2020. That is a decrease of 71% versus a year ago.

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.

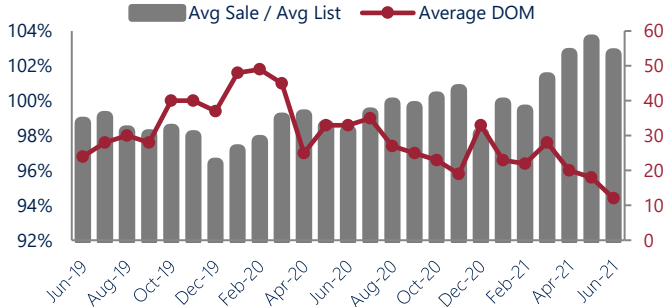
New Listings & Current Contracts

This month there were 114 homes newly listed for sale in Springfield, Wallingford, and Swarthmore compared to 116 in June 2020, a decrease of 2%. There were 98 current contracts pending sale this June compared to 109 a year ago. The number of current contracts is 10% lower 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 Springfield, Wallingford, and Swarthmore was 102.7% of the average list price, which is 4.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 12, lower than the average last year, which was 33, a decrease of 64%.



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