



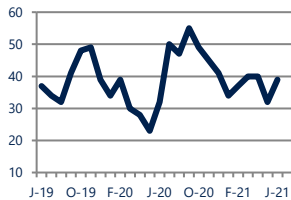
**Focus On: West Oak Lane and East Oak Lane Housing Market**

June 2021

Zip Code(s): 19138 and 19126

**Units Sold**

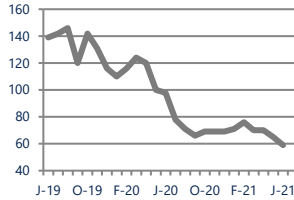
**39**



**Up 22%**  
Vs. Year Ago

**Active Inventory**

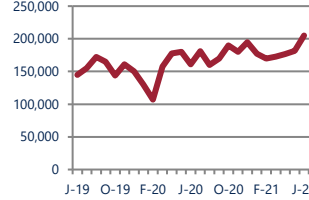
**59**



**Down -40%**  
Vs. Year Ago

**Median Sale Price**

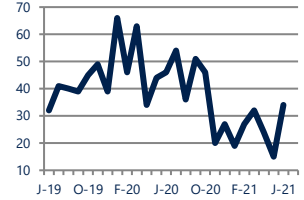
**\$205,000**



**Up**  
Vs. Year Ago

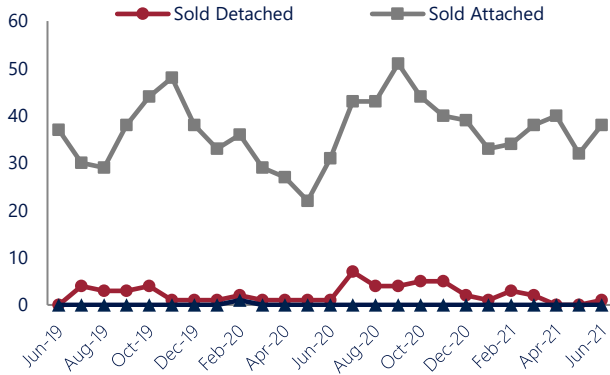
**Days On Market**

**34**



**Down -26%**  
Vs. Year Ago

**Units Sold\***



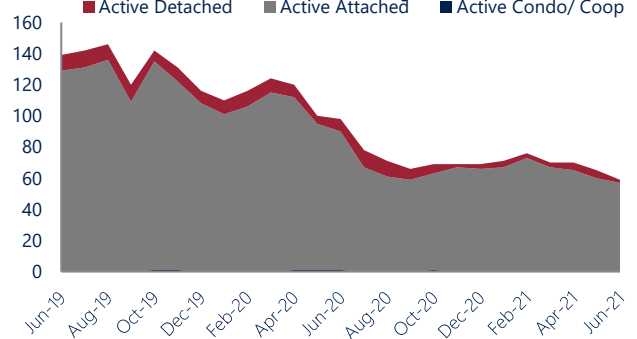
**Units Sold**

There was an increase in total units sold in June, with 39 sold this month in West Oak Lane and East Oak Lane versus 32 last month, an increase of 22%. This month's total units sold was higher than at this time last year, an increase of 22% versus June 2020.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 39 units or 40%. The total number of active inventory this June was 59 compared to 98 in June 2020. This month's total of 59 is lower than the previous month's total supply of available inventory of 65, a decrease of 9%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last June, the median sale price for West Oak Lane and East Oak Lane Homes was \$160,950. This June, the median sale price was \$205,000, an increase of \$44,050 compared to last year. The current median sold price is 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.

West Oak Lane and East Oak Lane are defined as properties listed in zip code/s 19138 and 19126.

\*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.





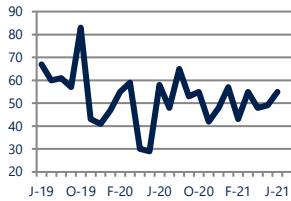
## Focus On: West Oak Lane and East Oak Lane Housing Market

June 2021

Zip Code(s): 19138 and 19126

### New Listings

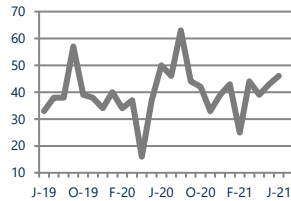
55



**Down -5%**  
Vs. Year Ago

### Current Contracts

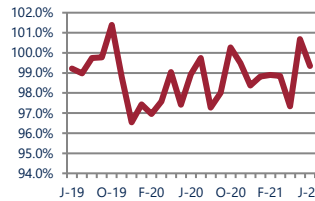
46



**Down -8%**  
Vs. Year Ago

### Sold Vs. List Price

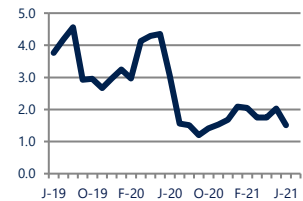
99.4%



**No Change**  
Vs. Year Ago

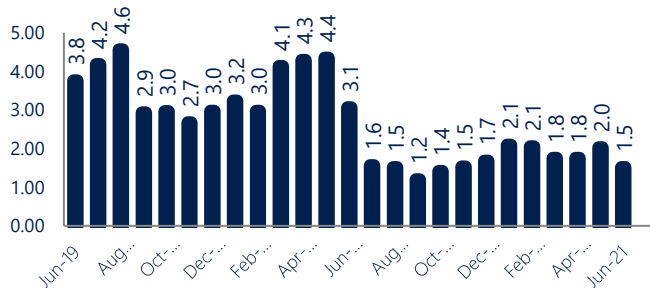
### Months of Supply

1.5



**Down -51%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

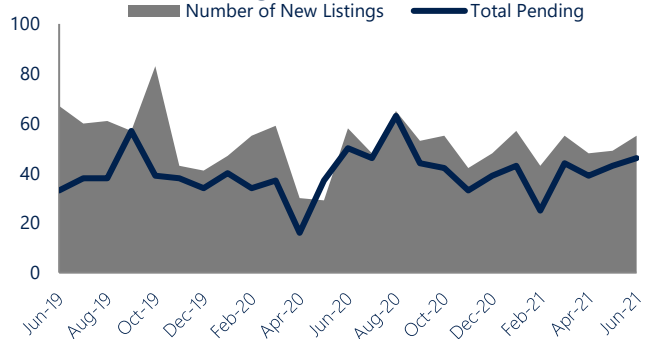
In June, there was 1.5 months of supply available in West Oak Lane and East Oak Lane, compared to 3.1 in June 2020. That is a decrease of 51% versus a year ago.

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.

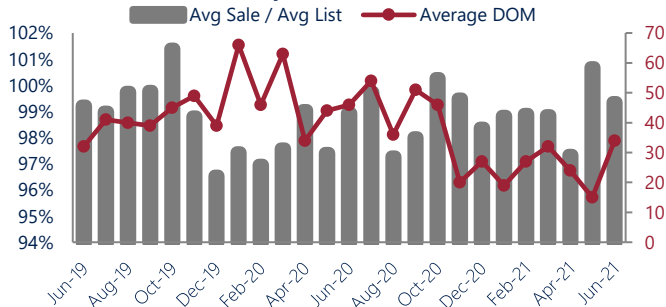
### New Listings & Current Contracts

This month there were 55 homes newly listed for sale in West Oak Lane and East Oak Lane compared to 58 in June 2020, a decrease of 5%. There were 46 current contracts pending sale this June compared to 50 a year ago. The number of current contracts is 8% 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 West Oak Lane and East Oak Lane was 99.4% 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 34, lower than the average last year, which was 46, a decrease of 26%.

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