

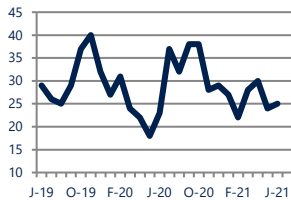


Focus On: West Oak Lane Housing Market

June 2021

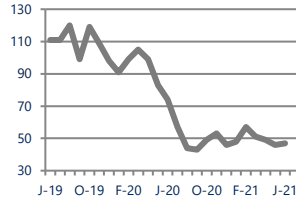
Zip Code(s): 19138

Units Sold
25



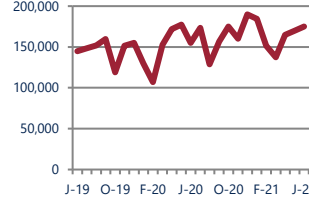
Up 9%
Vs. Year Ago

Active Inventory
47



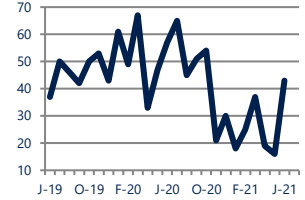
Down -36%
Vs. Year Ago

Median Sale Price
\$175,000



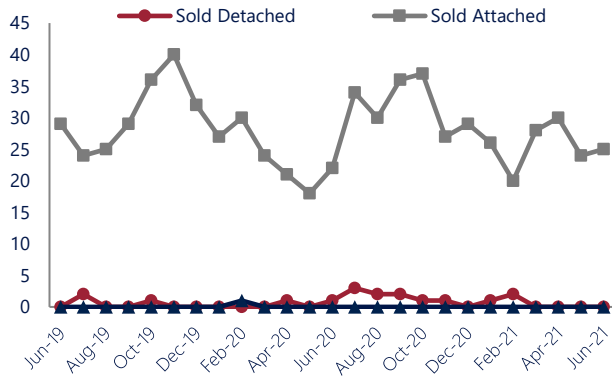
Up 13%
Vs. Year Ago

Days On Market
43



Down -25%
Vs. Year Ago

Units Sold*



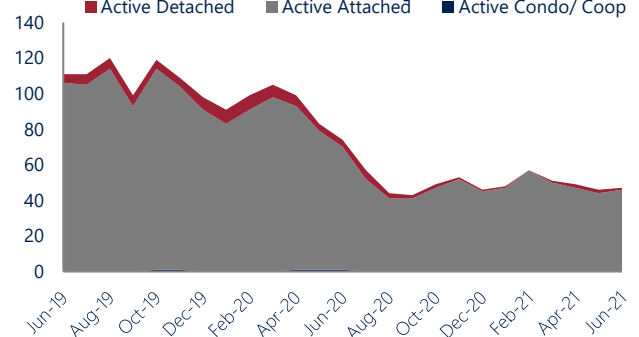
Units Sold

There was an increase in total units sold in June, with 25 sold this month in West Oak Lane versus 24 last month, an increase of 4%. This month's total units sold was higher than at this time last year, an increase of 9% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 27 units or 36%. The total number of active inventory this June was 47 compared to 74 in June 2020. This month's total of 47 is higher than the previous month's total supply of available inventory of 46, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for West Oak Lane Homes was \$154,900. This June, the median sale price was \$175,000, an increase of 13% or \$20,100 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.

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

*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.





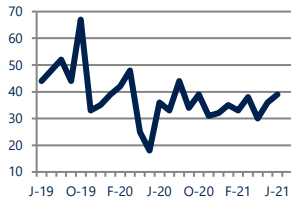
Focus On: West Oak Lane Housing Market

June 2021

Zip Code(s): 19138

New Listings

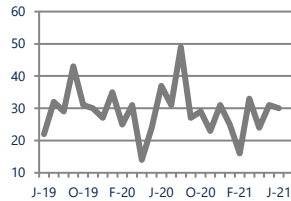
39



Up 8%
Vs. Year Ago

Current Contracts

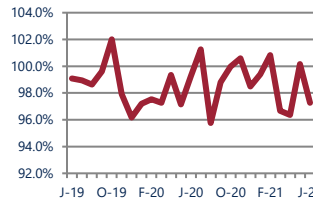
30



Down -19%
Vs. Year Ago

Sold Vs. List Price

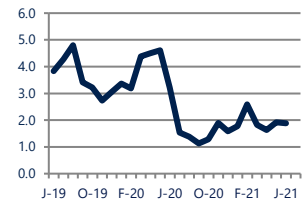
97.3%



Down -2%
Vs. Year Ago

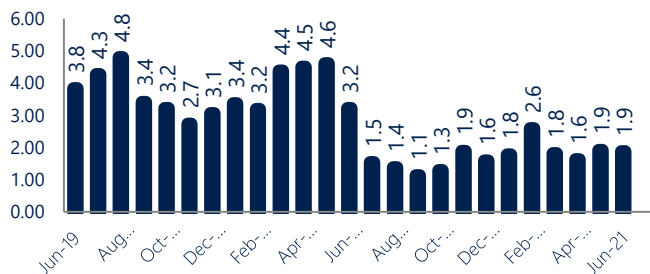
Months of Supply

1.9



Down -42%
Vs. Year Ago

Months Of Supply



Months of Supply

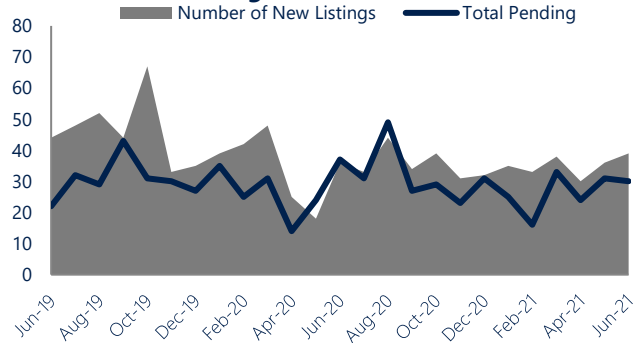
In June, there was 1.9 months of supply available in West Oak Lane, compared to 3.2 in June 2020. That is a decrease of 42% versus a year ago.

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.

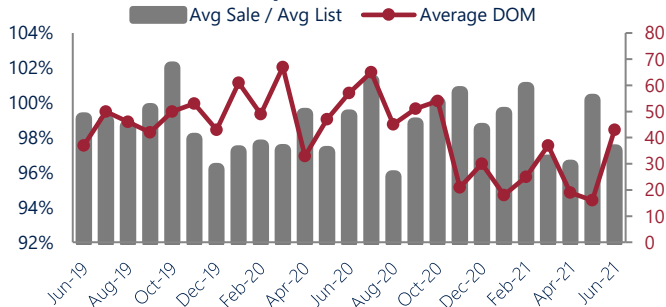
New Listings & Current Contracts

This month there were 39 homes newly listed for sale in West Oak Lane compared to 36 in June 2020, an increase of 8%. There were 30 current contracts pending sale this June compared to 37 a year ago. The number of current contracts is 19% 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 was 97.3% of the average list price, which is 2.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 43, lower than the average last year, which was 57, a decrease of 25%.

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