

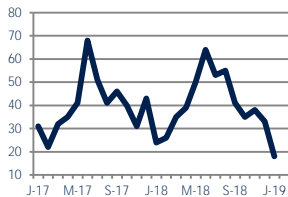
## Focus On: Drexel Hill Housing Market

January 2019

Zip Code(s): 19026

### Units Sold

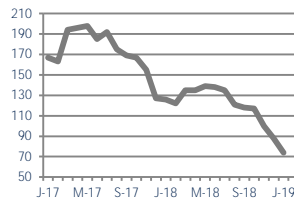
18



**Down**  
Vs. Year Ago

### Active Inventory

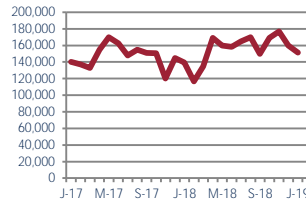
74



**Down -41%**  
Vs. Year Ago

### Median Sale Price

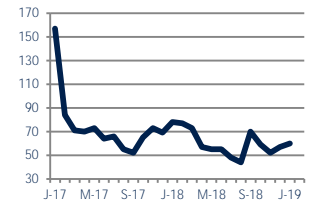
\$151,450



**Up 9%**  
Vs. Year Ago

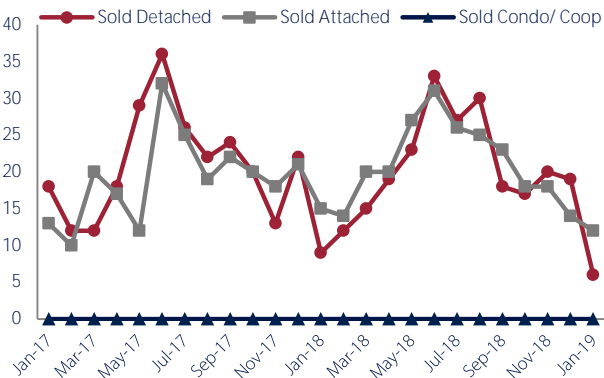
### Days On Market

60



**Down -23%**  
Vs. Year Ago

### Units Sold\*



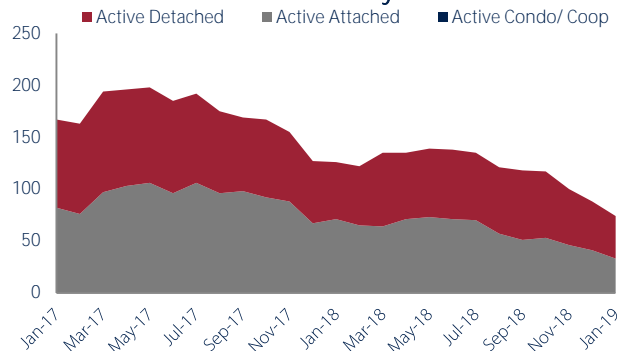
### Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 18 sold this month in Drexel Hill. This month's total units sold was lower than at this time last year, a decrease from January 2018.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 52 units or 41%. The total number of active inventory this January was 74 compared to 126 in January 2018. This month's total of 74 is lower than the previous month's total supply of available inventory of 88, a decrease of 16%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last January, the median sale price for Drexel Hill Homes was \$139,250. This January, the median sale price was \$151,450, an increase of 9% or \$12,200 compared to last year. The current median sold price is 5% lower than in December.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Drexel Hill are defined as properties listed in zip code/s 19026.

\*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.



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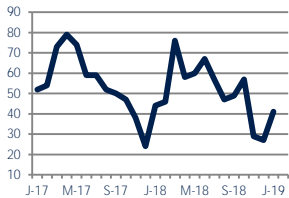
## Focus On: Drexel Hill Housing Market

January 2019

Zip Code(s): 19026

### New Listings

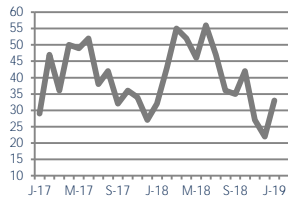
41



Down -7%  
Vs. Year Ago

### Current Contracts

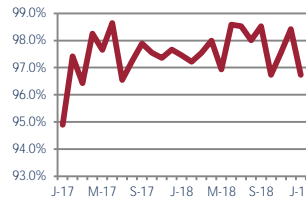
33



Up 3%  
Vs. Year Ago

### Sold Vs. List Price

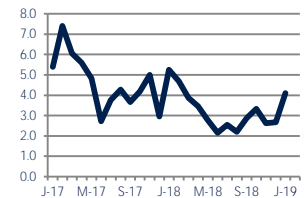
96.7%



Down -0.7%  
Vs. Year Ago

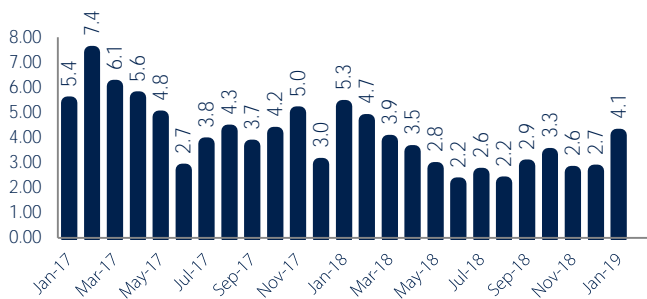
### Months of Supply

4.1



Down -22%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

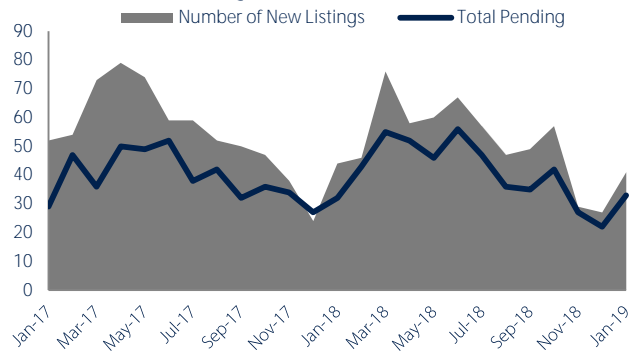
In January, there was 4.1 months of supply available in Drexel Hill, compared to 5.3 in January 2018. That is a decrease of 22% versus a year ago.

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.

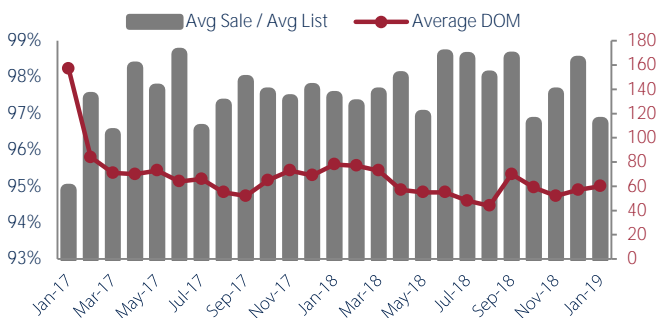
### New Listings & Current Contracts

This month there were 41 homes newly listed for sale in Drexel Hill compared to 44 in January 2018, a decrease of 7%. There were 33 current contracts pending sale this January compared to 32 a year ago. The number of current contracts is 3% higher than last January.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in Drexel Hill was 96.7% of the average list price, which is 0.7% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 60, lower than the average last year, which was 78, a decrease of 23%.



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