



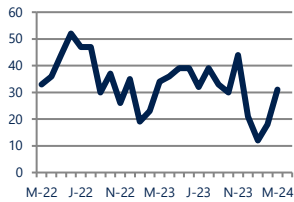
Focus On: Drexel Hill Housing Market

March 2024

Zip Code(s): 19026

Units Sold

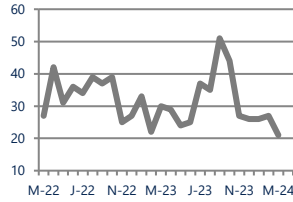
31



Down
Vs. Year Ago

Active Inventory

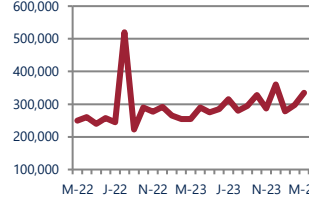
21



Down -30%
Vs. Year Ago

Median Sale Price

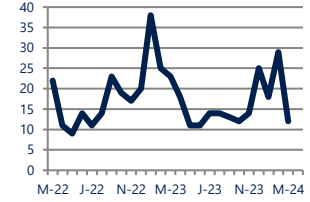
\$335,000



Up
Vs. Year Ago

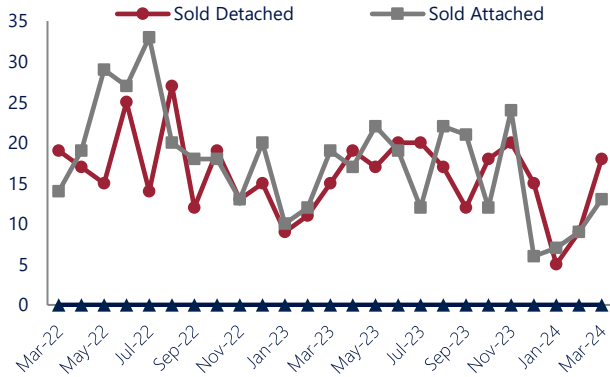
Days On Market

12



Down -48%
Vs. Year Ago

Units Sold*



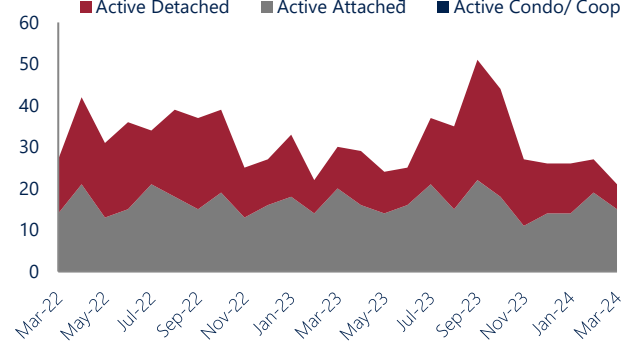
Units Sold

With relatively few transactions, there was an increase in total units sold in March, with 31 sold this month in Drexel Hill. This month's total units sold was lower than at this time last year, a decrease from March 2023.

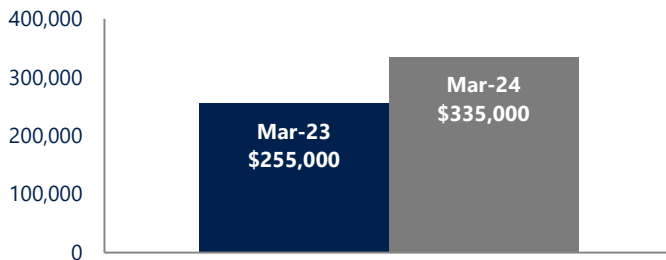
Active Inventory

Versus last year, the total number of homes available this month is lower by 9 units or 30%. The total number of active inventory this March was 21 compared to 30 in March 2023. This month's total of 21 is lower than the previous month's total supply of available inventory of 27, a decrease of 22%.

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 March, the median sale price for Drexel Hill Homes was \$255,000. This March, the median sale price was \$335,000, an increase of \$80,000 compared to last year. The current median sold price is higher than in February. 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.



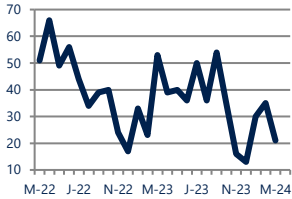
Focus On: Drexel Hill Housing Market

March 2024

Zip Code(s): 19026

New Listings

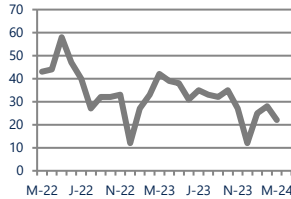
21



Down -60%
Vs. Year Ago

Current Contracts

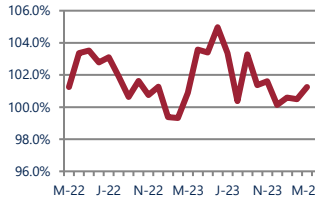
22



Down -48%
Vs. Year Ago

Sold Vs. List Price

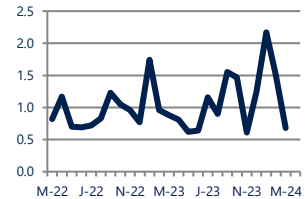
101.3%



No Change
Vs. Year Ago

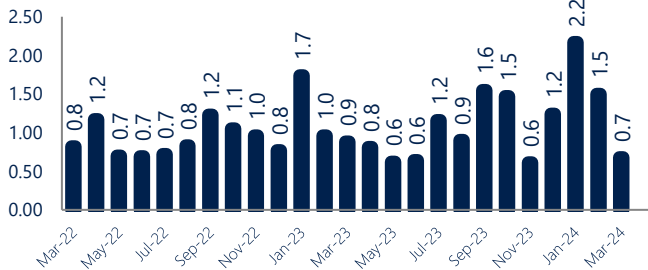
Months of Supply

0.7



Down -23%
Vs. Year Ago

Months Of Supply



Months of Supply

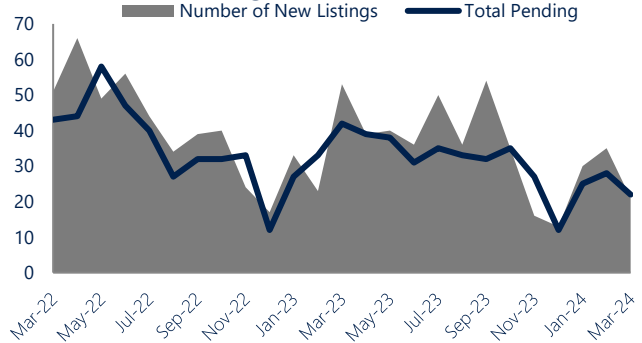
In March, there was 0.7 months of supply available in Drexel Hill, compared to 0.9 in March 2023. That is a decrease of 23% versus a year ago.

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.

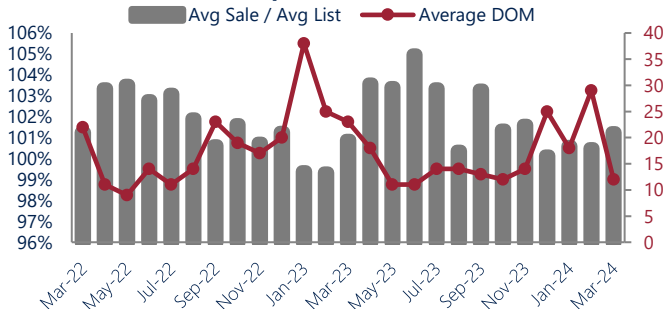
New Listings & Current Contracts

This month there were 21 homes newly listed for sale in Drexel Hill compared to 53 in March 2023, a decrease of 60%. There were 22 current contracts pending sale this March compared to 42 a year ago. The number of current contracts is 48% lower than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Drexel Hill was 101.3% 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 12, lower than the average last year, which was 23, a decrease of 48%.

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