

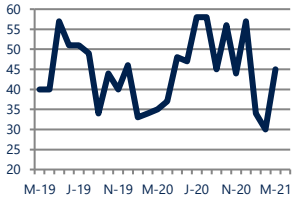


**Focus On: Ashland and Springdale Housing Market**

March 2021

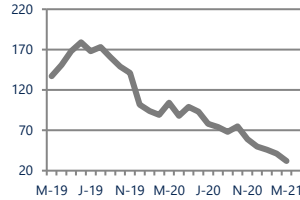
Zip Code(s): 08003

**Units Sold**  
45



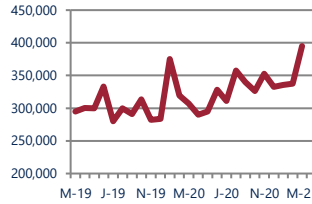
**Up 29%**  
Vs. Year Ago

**Active Inventory**  
32



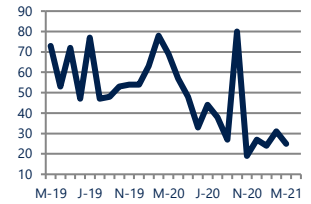
**Down -69%**  
Vs. Year Ago

**Median Sale Price**  
\$395,000



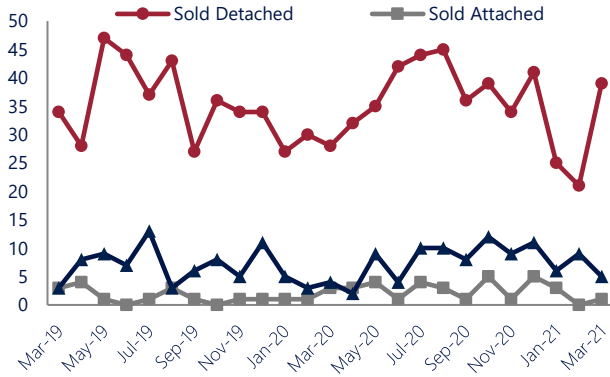
**Up 29%**  
Vs. Year Ago

**Days On Market**  
25



**Down -64%**  
Vs. Year Ago

**Units Sold\***



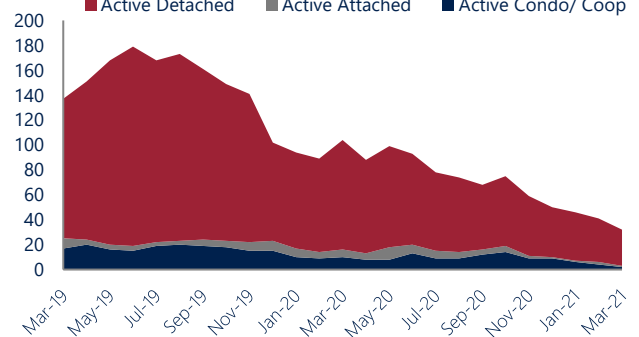
**Units Sold**

There was an increase in total units sold in March, with 45 sold this month in Ashland and Springdale. This month's total units sold was higher than at this time last year.

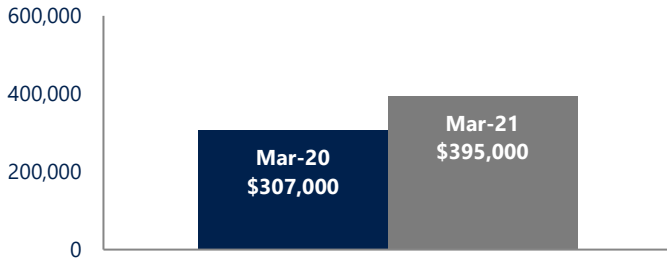
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 72 units or 69%. The total number of active inventory this March was 32 compared to 104 in March 2020. This month's total of 32 is lower than the previous month's total supply of available inventory of 41, a decrease of 22%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last March, the median sale price for Ashland and Springdale Homes was \$307,000. This March, the median sale price was \$395,000, an increase of \$88,000 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.

Ashland and Springdale are defined as properties listed in zip code/s 08003.

\*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.

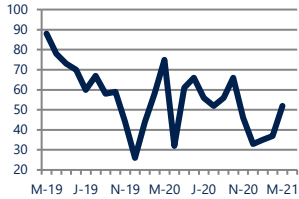




Zip Code(s): 08003

### New Listings

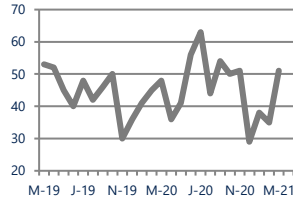
52



**Down -31%**  
Vs. Year Ago

### Current Contracts

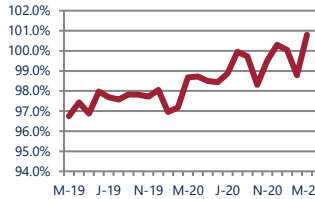
51



**Up 6%**  
Vs. Year Ago

### Sold Vs. List Price

100.8%



**Up 2.2%**  
Vs. Year Ago

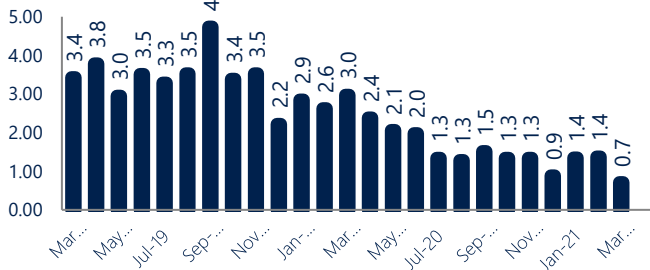
### Months of Supply

0.7



**Down -76%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

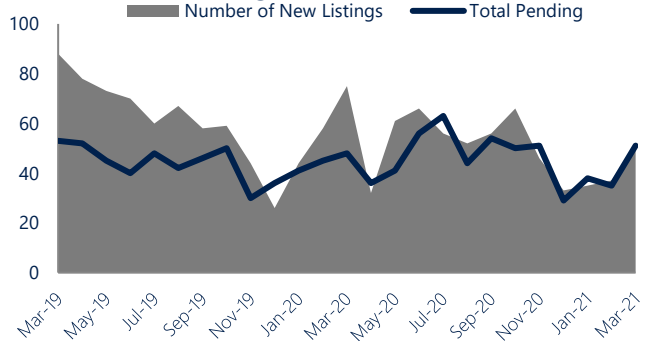
In March, there was 0.7 months of supply available in Ashland and Springdale, compared to 3.0 in March 2020. That is a decrease of 76% versus a year ago.

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.

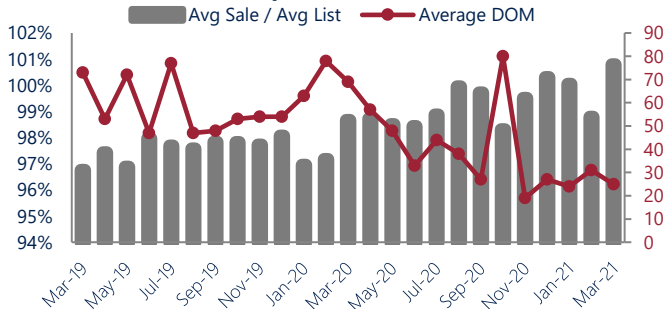
### New Listings & Current Contracts

This month there were 52 homes newly listed for sale in Ashland and Springdale compared to 75 in March 2020, a decrease of 31%. There were 51 current contracts pending sale this March compared to 48 a year ago. The number of current contracts is 6% higher 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 Ashland and Springdale was 100.8% of the average list price, which is 2.1% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 25, lower than the average last year, which was 69, a decrease of 64%.

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