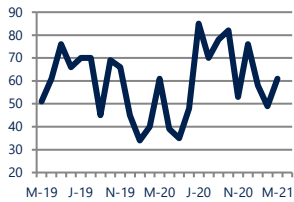




Zip Code(s): 17201 and 17202

Units Sold

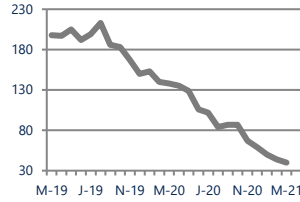
61



No Change
Vs. Year Ago

Active Inventory

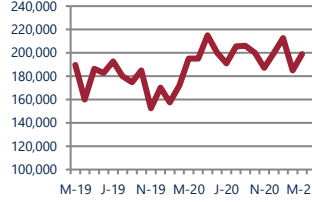
40



Down -71%
Vs. Year Ago

Median Sale Price

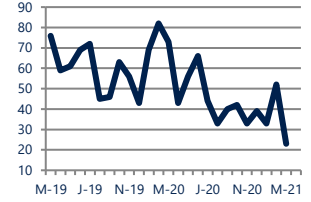
\$199,000



Up 2%
Vs. Year Ago

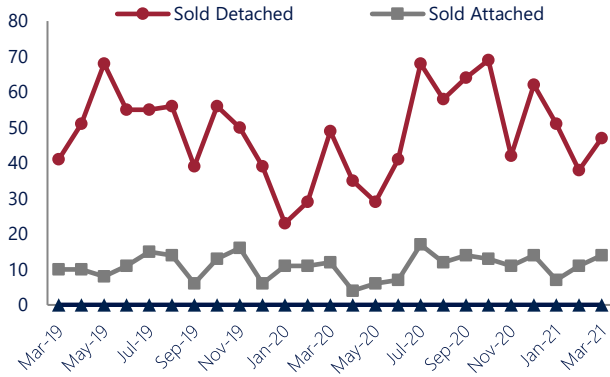
Days On Market

23



Down -68%
Vs. Year Ago

Units Sold*



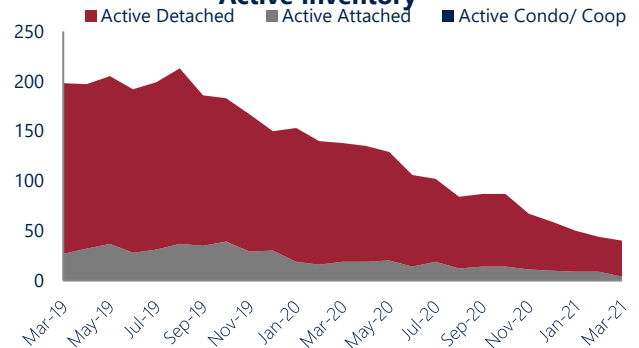
Units Sold

There was an increase in total units sold in March, with 61 sold this month in Chambersburg, Guilford, and Cashtown, an increase of 24%. This month's total units sold is similar compared to a year ago.

Active Inventory

Versus last year, the total number of homes available this month is lower by 98 units or 71%. The total number of active inventory this March was 40 compared to 138 in March 2020. This month's total of 40 is lower than the previous month's total supply of available inventory of 44, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Chambersburg, Guilford, and Cashtown Homes was \$195,000. This March, the median sale price was \$199,000, an increase of 2% or \$4,000 compared to last year. The current median sold price is 8% 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.

Chambersburg, Guilford, and Cashtown are defined as properties listed in zip code/s 17201 and 17202.

*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.

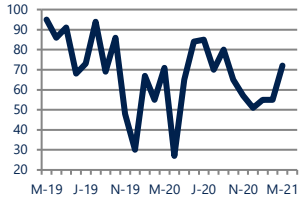




Zip Code(s): 17201 and 17202

New Listings

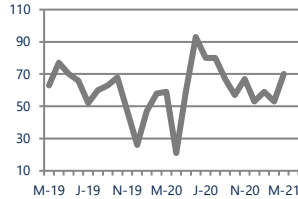
72



Up 1%
Vs. Year Ago

Current Contracts

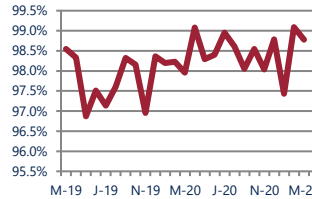
70



Up 19%
Vs. Year Ago

Sold Vs. List Price

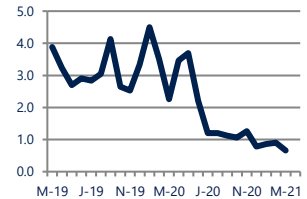
98.8%



Up 0.8%
Vs. Year Ago

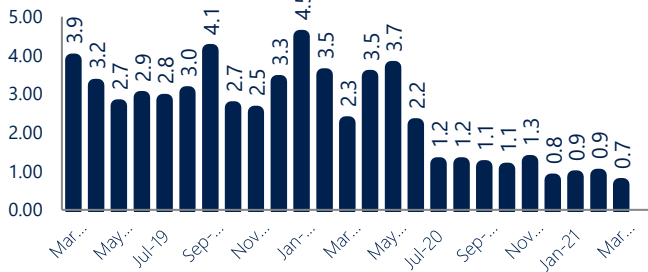
Months of Supply

0.7



Down -71%
Vs. Year Ago

Months Of Supply



Months of Supply

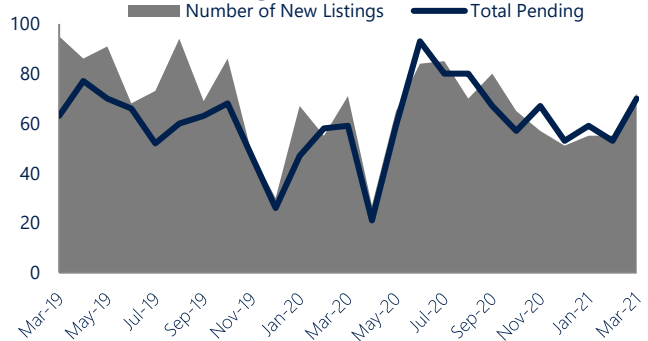
In March, there was 0.7 months of supply available in Chambersburg, Guilford, and Cashtown, compared to 2.3 in March 2020. That is a decrease of 71% versus a year ago.

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.

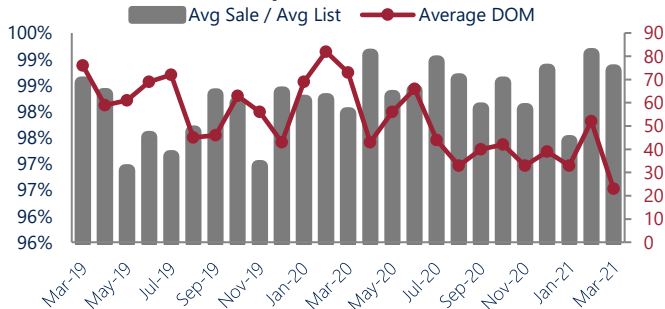
New Listings & Current Contracts

This month there were 72 homes newly listed for sale in Chambersburg, Guilford, and Cashtown compared to 71 in March 2020, an increase of 1%. There were 70 current contracts pending sale this March compared to 59 a year ago. The number of current contracts is 19% 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 Chambersburg, Guilford, and Cashtown was 98.8% of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 23, lower than the average last year, which was 73, a decrease of 68%.



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