

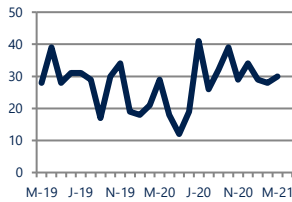


Focus On: Chambersburg Housing Market

March 2021

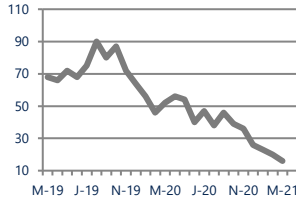
Zip Code(s): 17201

Units Sold
30



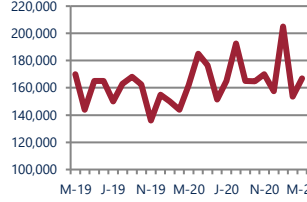
Up 3%
Vs. Year Ago

Active Inventory
16



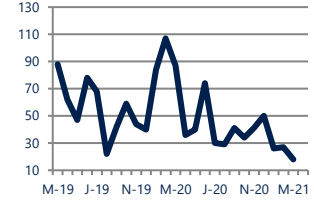
Down -69%
Vs. Year Ago

Median Sale Price
\$167,000



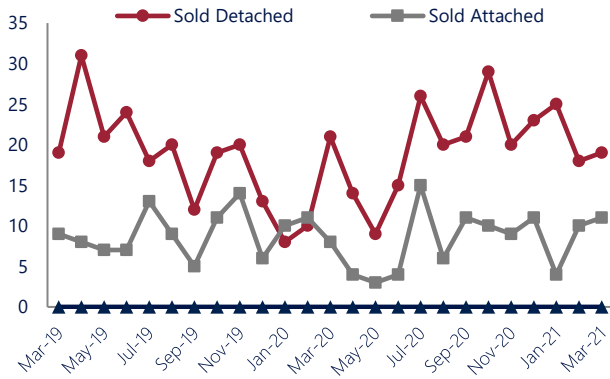
Up 3%
Vs. Year Ago

Days On Market
18



Down
Vs. Year Ago

Units Sold*



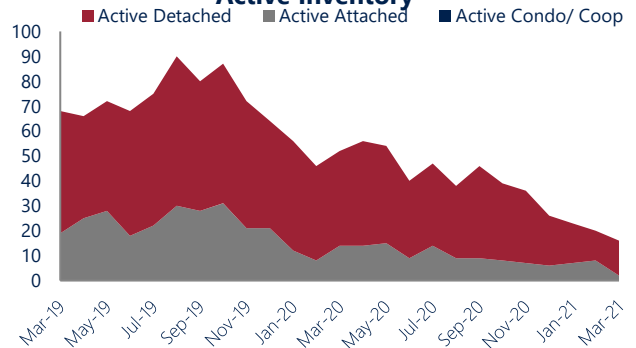
Units Sold

There was an increase in total units sold in March, with 30 sold this month in Chambersburg versus 28 last month, an increase of 7%. This month's total units sold was higher than at this time last year, an increase of 3% versus March 2020.

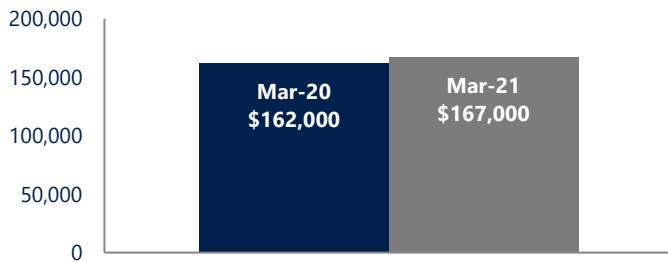
Active Inventory

Versus last year, the total number of homes available this month is lower by 36 units or 69%. The total number of active inventory this March was 16 compared to 52 in March 2020. This month's total of 16 is lower than the previous month's total supply of available inventory of 20, a decrease of 20%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Chambersburg Homes was \$162,000. This March, the median sale price was \$167,000, an increase of 3% or \$5,000 compared to last year. The current median sold price is 9% 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 are defined as properties listed in zip code/s 17201.

*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.





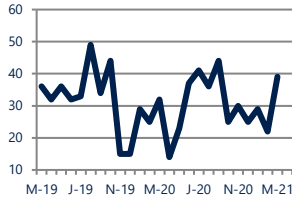
Focus On: Chambersburg Housing Market

March 2021

Zip Code(s): 17201

New Listings

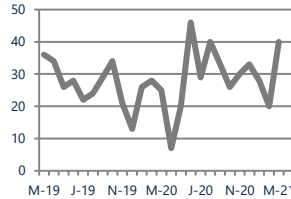
39



Up 22%
Vs. Year Ago

Current Contracts

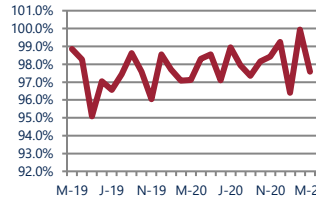
40



Up 60%
Vs. Year Ago

Sold Vs. List Price

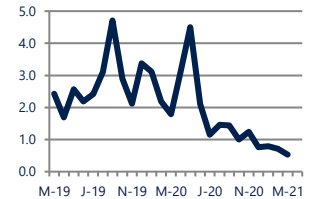
97.6%



No Change
Vs. Year Ago

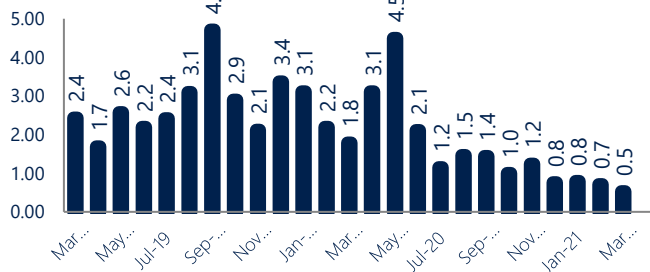
Months of Supply

0.5



Down -70%
Vs. Year Ago

Months Of Supply



Months of Supply

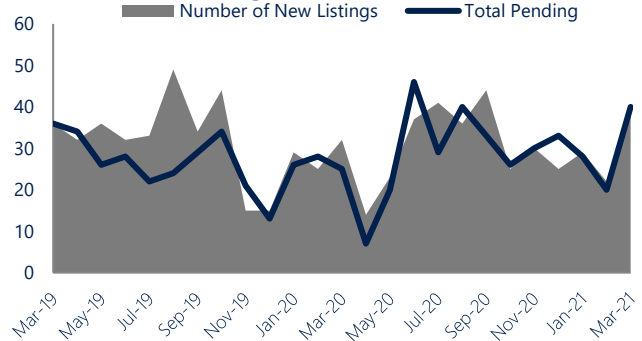
In March, there was 0.5 months of supply available in Chambersburg, compared to 1.8 in March 2020. That is a decrease of 70% versus a year ago.

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.

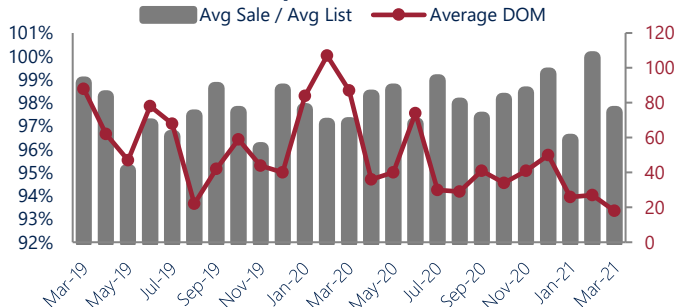
New Listings & Current Contracts

This month there were 39 homes newly listed for sale in Chambersburg compared to 32 in March 2020, an increase of 22%. There were 40 current contracts pending sale this March compared to 25 a year ago. The number of current contracts is 60% 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 was 97.6% 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 18, lower than the average last year, which was 87. This decrease was impacted by the limited number of sales.

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