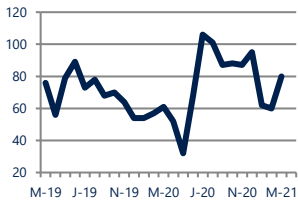




Zip Code(s): 17403, 17401, 17407 and 17405

Units Sold

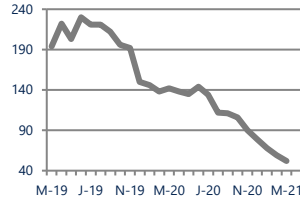
80



Up 31%
Vs. Year Ago

Active Inventory

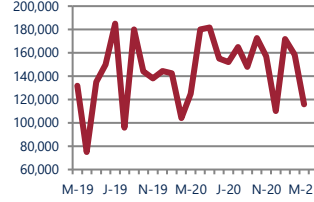
52



Down -63%
Vs. Year Ago

Median Sale Price

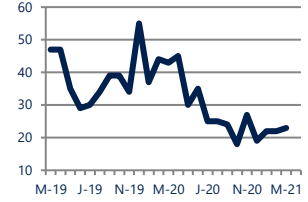
\$115,750



Down -7%
Vs. Year Ago

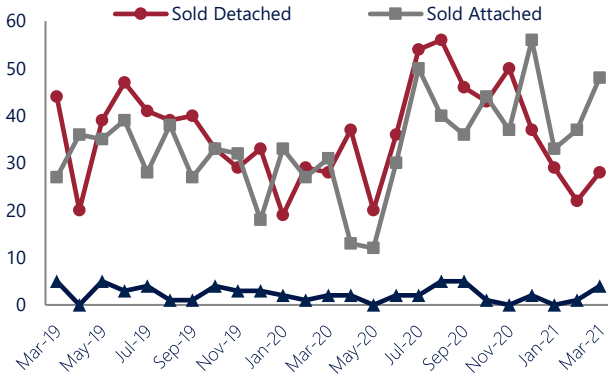
Days On Market

23



Down -47%
Vs. Year Ago

Units Sold*



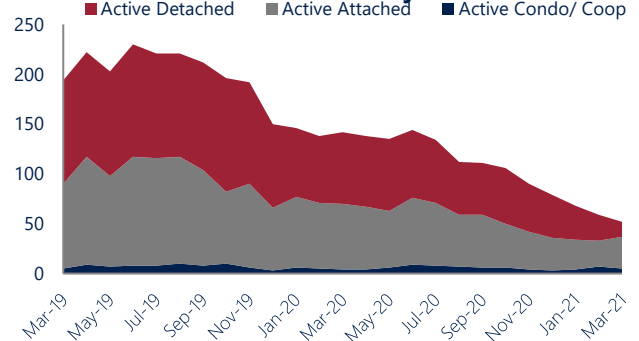
Units Sold

There was an increase in total units sold in March, with 80 sold this month in Downtown York, Valley View, and Jacobus versus 60 last month, an increase of 33%. This month's total units sold was higher than at this time last year, an increase of 31% versus March 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 90 units or 63%. The total number of active inventory this March was 52 compared to 142 in March 2020. This month's total of 52 is lower than the previous month's total supply of available inventory of 59, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Downtown York, Valley View, and Jacobus Homes was \$124,900. This March, the median sale price was \$115,750, a decrease of \$9,150 compared to last year. The current median sold price is lower 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.

Downtown York, Valley View, and Jacobus are defined as properties listed in zip code/s 17403, 17401, 17407 and 17405.

*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.

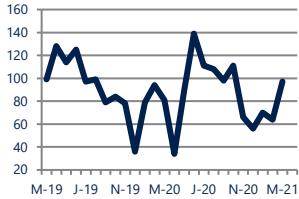




Zip Code(s): 17403, 17401, 17407 and 17405

New Listings

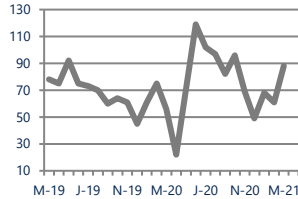
97



Up 20%
Vs. Year Ago

Current Contracts

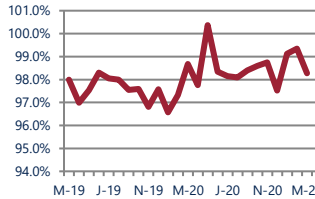
88



Up 57%
Vs. Year Ago

Sold Vs. List Price

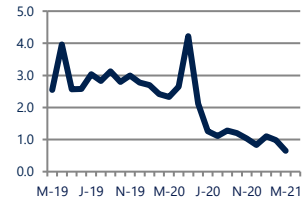
98.3%



No Change
Vs. Year Ago

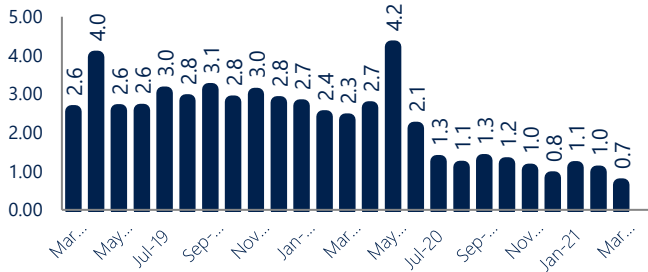
Months of Supply

0.7



Down -72%
Vs. Year Ago

Months Of Supply



Months of Supply

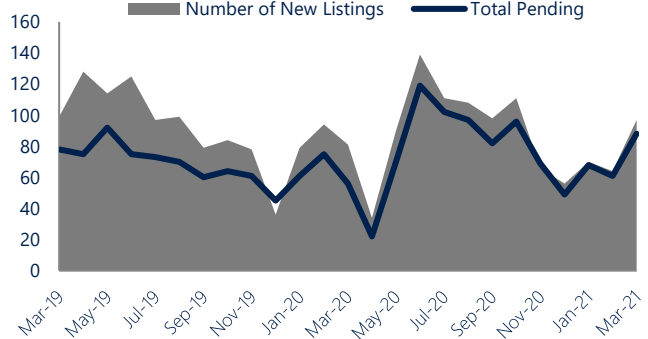
In March, there was 0.7 months of supply available in Downtown York, Valley View, and Jacobus, compared to 2.3 in March 2020. That is a decrease of 72% versus a year ago.

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.

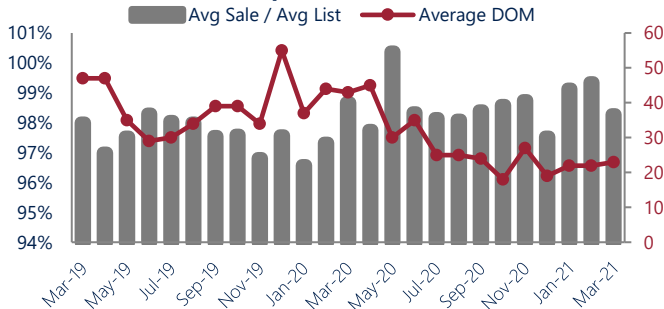
New Listings & Current Contracts

This month there were 97 homes newly listed for sale in Downtown York, Valley View, and Jacobus compared to 81 in March 2020, an increase of 20%. There were 88 current contracts pending sale this March compared to 56 a year ago. The number of current contracts is 57% 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 Downtown York, Valley View, and Jacobus was 98.3% 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 23, lower than the average last year, which was 43, a decrease of 47%.

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