



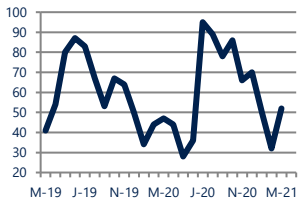
Focus On: Gilbertsville, Pennsburg, East Greenville Housing Market

March 2021

Zip Code(s): 19525, 18073, 18074, 18041, 18076, 18054, 19492, 19435, 18070 and 18084

Units Sold

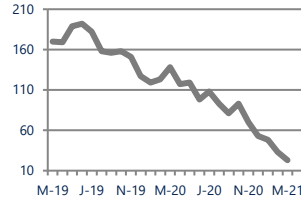
52



Up 11%
Vs. Year Ago

Active Inventory

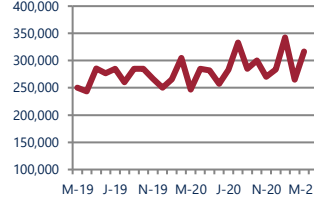
23



Down -83%
Vs. Year Ago

Median Sale Price

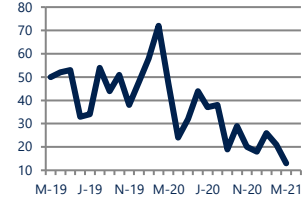
\$316,500



Up 28%
Vs. Year Ago

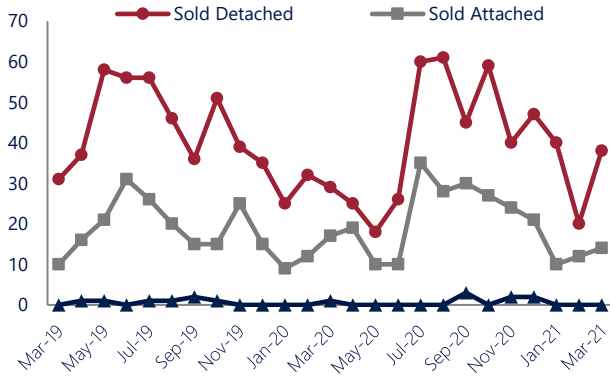
Days On Market

13



Down -72%
Vs. Year Ago

Units Sold*



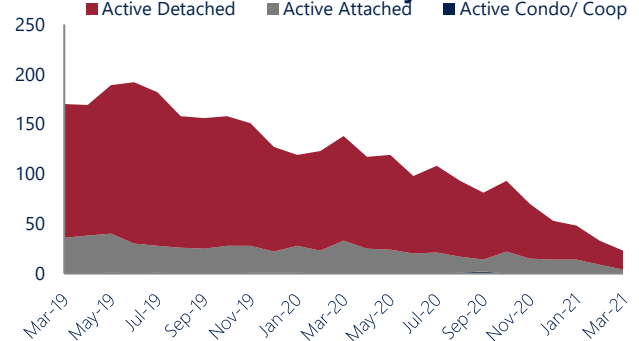
Units Sold

There was an increase in total units sold in March, with 52 sold this month in Gilbertsville, Pennsburg, East Greenville. This month's total units sold was higher than at this time last year.

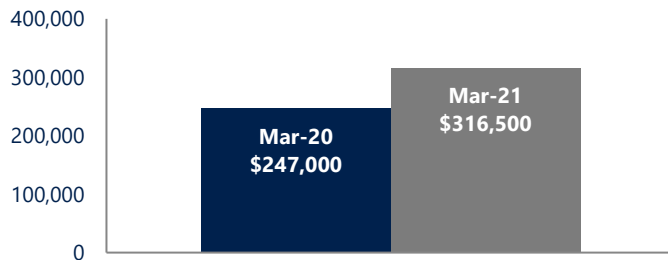
Active Inventory

Versus last year, the total number of homes available this month is lower by 115 units or 83%. The total number of active inventory this March was 23 compared to 138 in March 2020. This month's total of 23 is lower than the previous month's total supply of available inventory of 33, a decrease of 30%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Gilbertsville, Pennsburg, East Greenville Homes was \$247,000. This March, the median sale price was \$316,500, an increase of \$69,500 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.

Gilbertsville, Pennsburg, East Greenville are defined as properties listed in zip code/s 19525, 18073, 18074, 18041, 18076, 18054, 19492, 19435, 18070 and 18084.

*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.





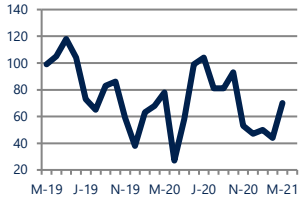
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New Listings

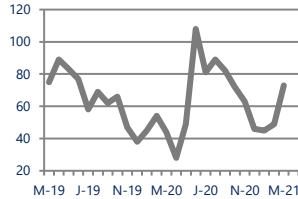
70



Down -10%
Vs. Year Ago

Current Contracts

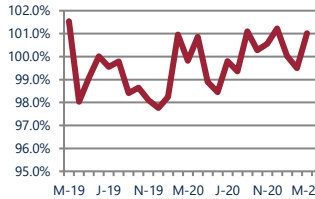
73



Up 66%
Vs. Year Ago

Sold Vs. List Price

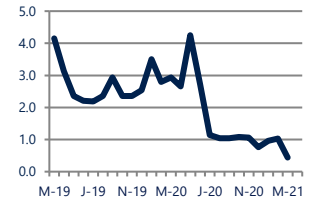
101.0%



Up 1.2%
Vs. Year Ago

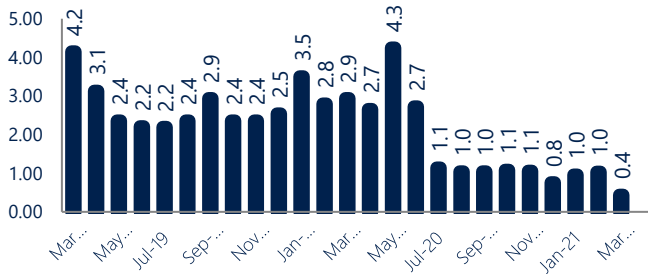
Months of Supply

0.4



Down -85%
Vs. Year Ago

Months Of Supply



Months of Supply

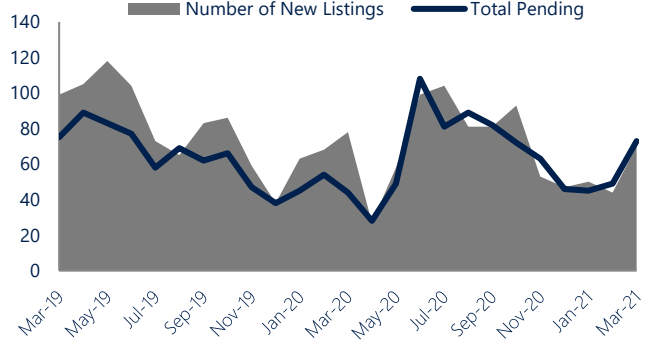
In March, there was 0.4 months of supply available in Gilbertsville, Pennsburg, East Greenville, compared to 2.9 in March 2020. That is a decrease of 85% versus a year ago.

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.

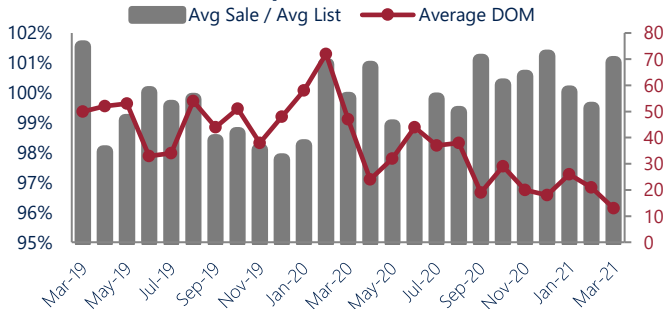
New Listings & Current Contracts

This month there were 70 homes newly listed for sale in Gilbertsville, Pennsburg, East Greenville compared to 78 in March 2020, a decrease of 10%. There were 73 current contracts pending sale this March compared to 44 a year ago. The number of current contracts is 66% 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 Gilbertsville, Pennsburg, East Greenville was 101.0% of the average list price, which is 1.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 13, lower than the average last year, which was 47, a decrease of 72%.



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