



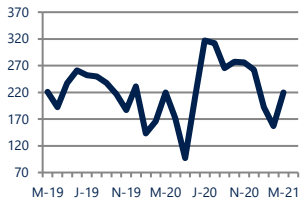
Focus On: Greater York Housing Market

March 2021

Zip Code(s): 17401, 17404, 17403, 17402, 17408 and 17406

Units Sold

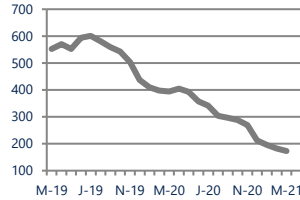
220



No Change
Vs. Year Ago

Active Inventory

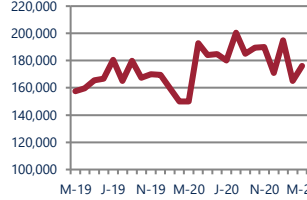
173



Down -56%
Vs. Year Ago

Median Sale Price

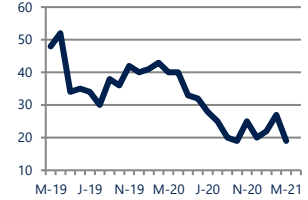
\$176,000



Up 17%
Vs. Year Ago

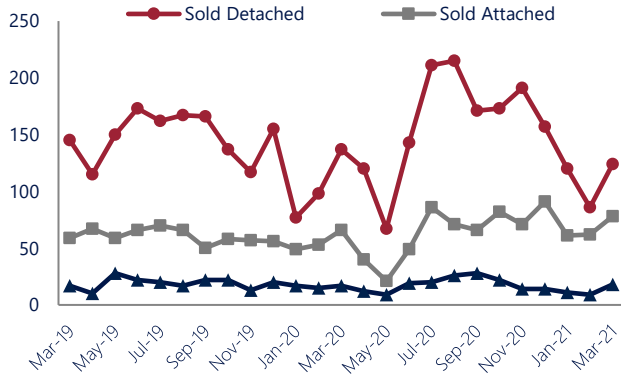
Days On Market

19



Down -53%
Vs. Year Ago

Units Sold*



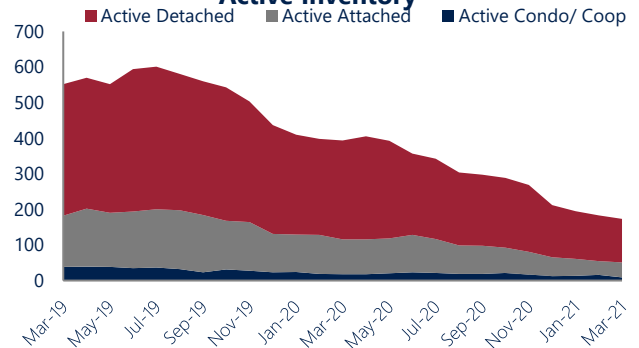
Units Sold

There was an increase in total units sold in March, with 220 sold this month in Greater York, an increase of 40%. This month's total units sold is similar compared to a year ago.

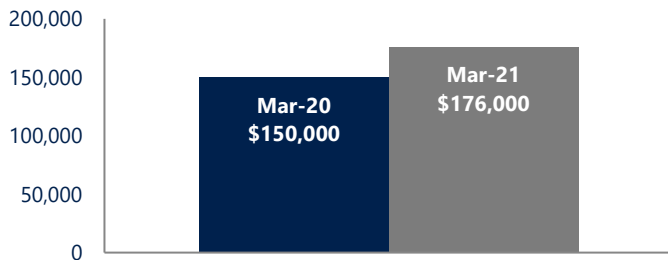
Active Inventory

Versus last year, the total number of homes available this month is lower by 221 units or 56%. The total number of active inventory this March was 173 compared to 394 in March 2020. This month's total of 173 is lower than the previous month's total supply of available inventory of 183, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Greater York Homes was \$150,000. This March, the median sale price was \$176,000, an increase of 17% or \$26,000 compared to last year. The current median sold price is 7% 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.

Greater York are defined as properties listed in zip code/s 17401, 17404, 17403, 17402, 17408 and 17406.

*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.





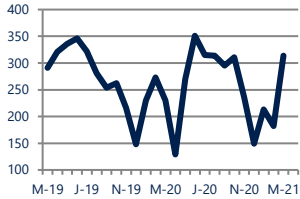
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March 2021

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New Listings

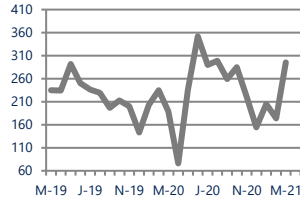
314



Up 37%
Vs. Year Ago

Current Contracts

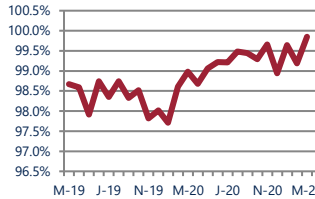
295



Up 56%
Vs. Year Ago

Sold Vs. List Price

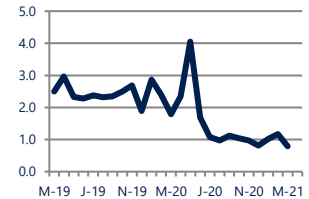
99.9%



Up 0.9%
Vs. Year Ago

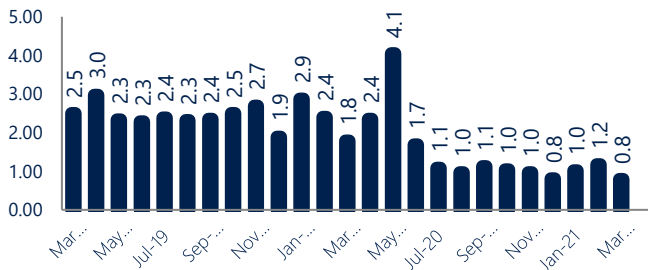
Months of Supply

0.8



Down -56%
Vs. Year Ago

Months Of Supply



Months of Supply

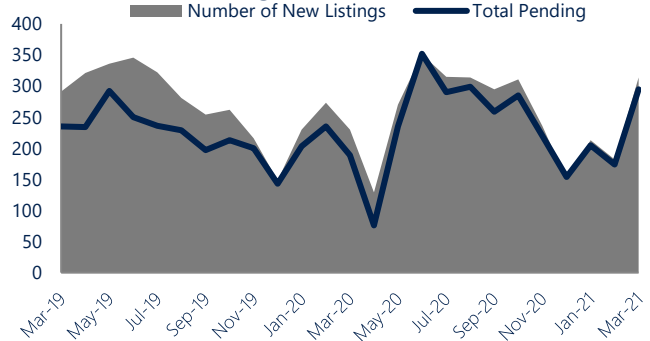
In March, there was 0.8 months of supply available in Greater York, compared to 1.8 in March 2020. That is a decrease of 56% versus a year ago.

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.

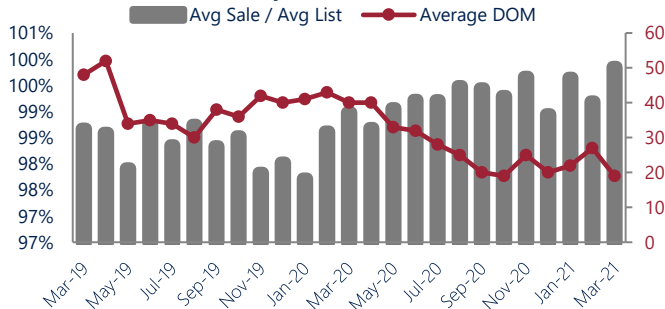
New Listings & Current Contracts

This month there were 314 homes newly listed for sale in Greater York compared to 230 in March 2020, an increase of 37%. There were 295 current contracts pending sale this March compared to 189 a year ago. The number of current contracts is 56% 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 Greater York was 99.9% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 19, lower than the average last year, which was 40, a decrease of 53%.



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