

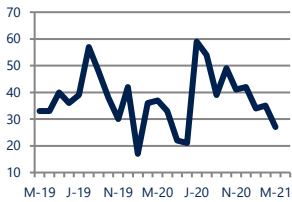


**Focus On: Mount Wolf, Etters, and Manchester Housing Market**

March 2021

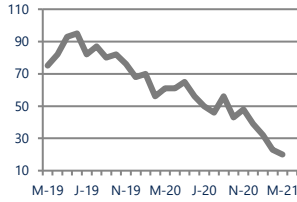
Zip Code(s): 17347, 17319, 17345 and 17370

**Units Sold**  
27



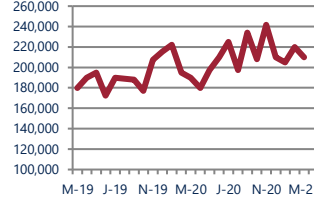
**Down -27%**  
Vs. Year Ago

**Active Inventory**  
20



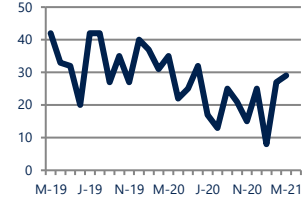
**Down -67%**  
Vs. Year Ago

**Median Sale Price**  
\$209,900



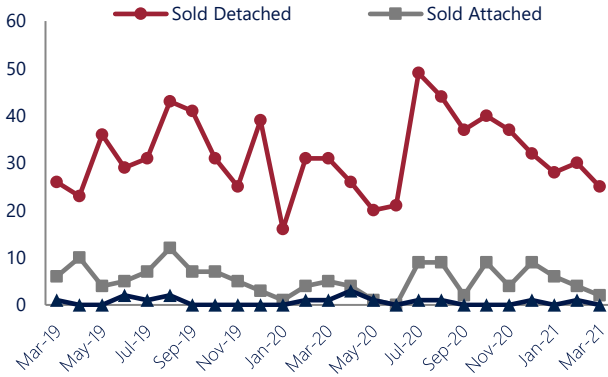
**Up 10%**  
Vs. Year Ago

**Days On Market**  
29



**Down -17%**  
Vs. Year Ago

**Units Sold\***



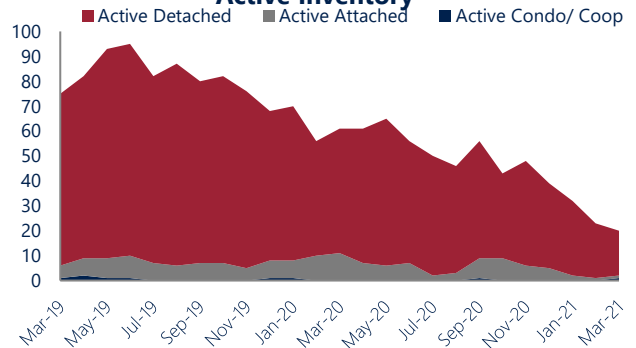
**Units Sold**

There was a decrease in total units sold in March, with 27 sold this month in Mount Wolf, Etters, and Manchester versus 35 last month, a decrease of 23%. This month's total units sold was lower than at this time last year, a decrease of 27% versus March 2020.

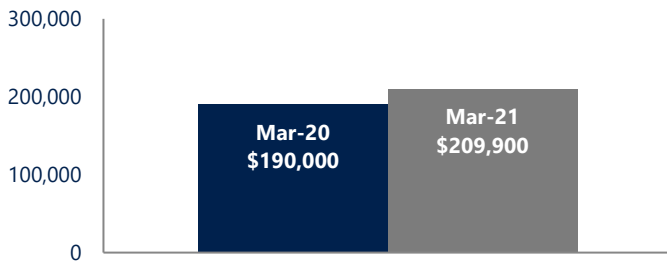
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 41 units or 67%. The total number of active inventory this March was 20 compared to 61 in March 2020. This month's total of 20 is lower than the previous month's total supply of available inventory of 23, a decrease of 13%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last March, the median sale price for Mount Wolf, Etters, and Manchester Homes was \$190,000. This March, the median sale price was \$209,900, an increase of 10% or \$19,900 compared to last year. The current median sold price is 5% 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.

Mount Wolf, Etters, and Manchester are defined as properties listed in zip code/s 17347, 17319, 17345 and 17370.

\*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.

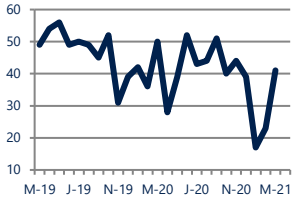




Zip Code(s): 17347, 17319, 17345 and 17370

### New Listings

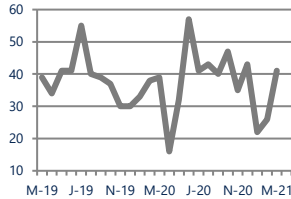
41



**Down -18%**  
Vs. Year Ago

### Current Contracts

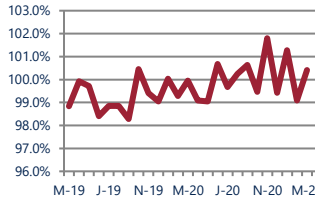
41



**Up 5%**  
Vs. Year Ago

### Sold Vs. List Price

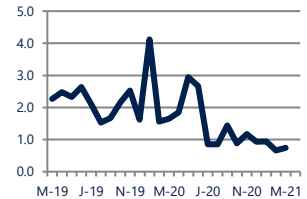
100.4%



**No Change**  
Vs. Year Ago

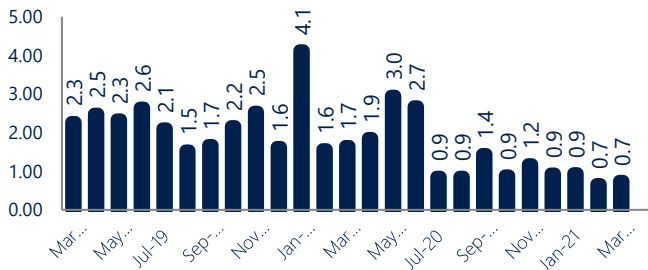
### Months of Supply

0.7



**Down -55%**  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

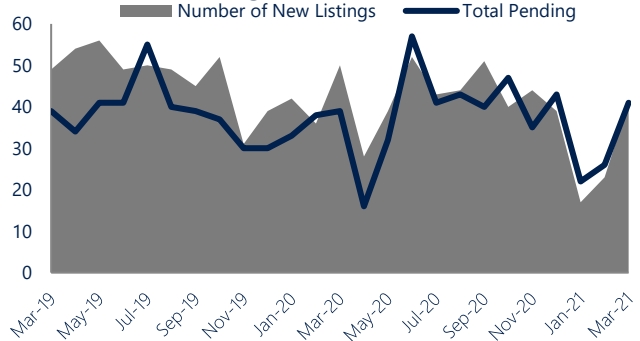
This month there were 41 homes newly listed for sale in Mount Wolf, Etters, and Manchester compared to 50 in March 2020, a decrease of 18%. There were 41 current contracts pending sale this March compared to 39 a year ago. The number of current contracts is 5% higher than last March.

### Months of Supply

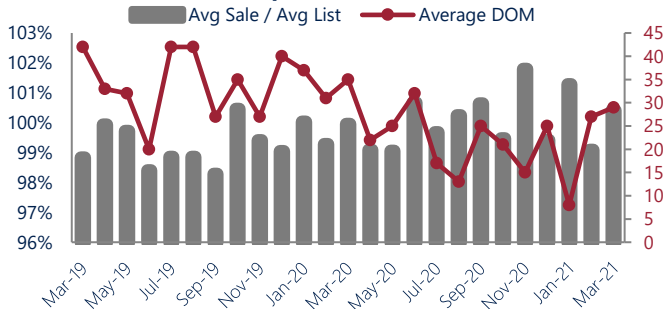
In March, there was 0.7 months of supply available in Mount Wolf, Etters, and Manchester, compared to 1.6 in March 2020. That is a decrease of 55% versus a year ago.

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



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In March, the average sale price in Mount Wolf, Etters, and Manchester was 100.4% 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 29, lower than the average last year, which was 35, a decrease of 17%.



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