



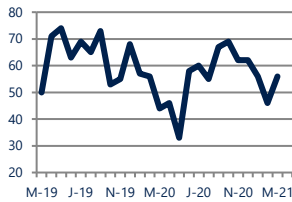
Focus On: Olney, Logan, and Fern Rock Housing Market

March 2021

Zip Code(s): 19141 and 19120

Units Sold

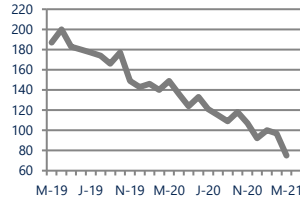
56



Up 27%
Vs. Year Ago

Active Inventory

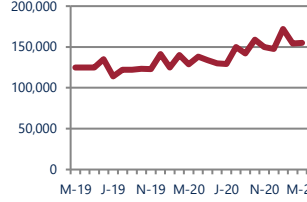
75



Down -50%
Vs. Year Ago

Median Sale Price

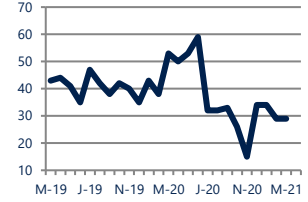
\$155,000



Up 20%
Vs. Year Ago

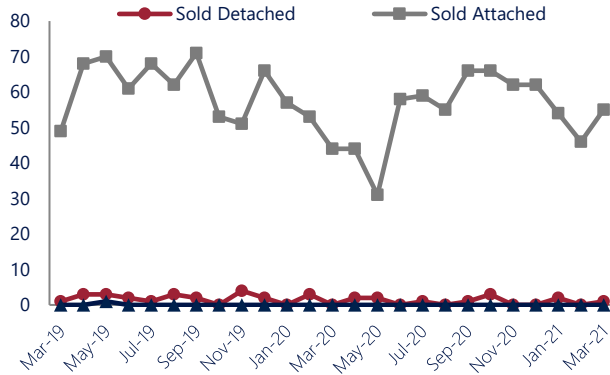
Days On Market

29



Down -45%
Vs. Year Ago

Units Sold*



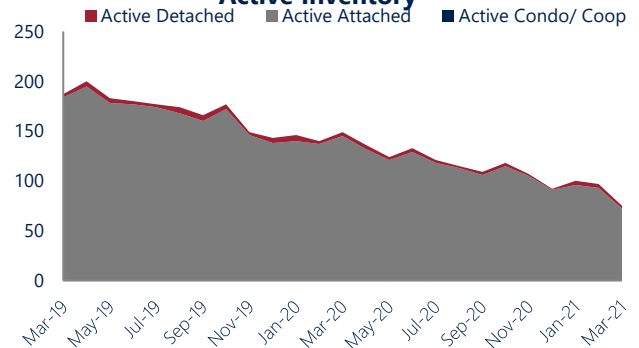
Units Sold

There was an increase in total units sold in March, with 56 sold this month in Olney, Logan, and Fern Rock versus 46 last month, an increase of 22%. This month's total units sold was higher than at this time last year, an increase of 27% versus March 2020.

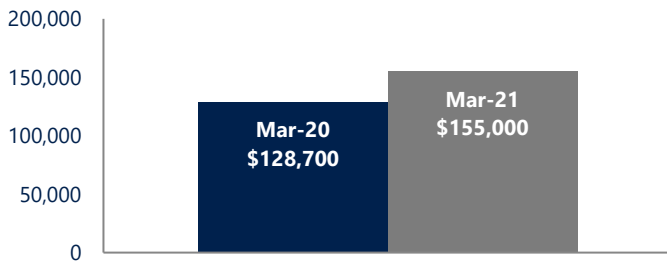
Active Inventory

Versus last year, the total number of homes available this month is lower by 74 units or 50%. The total number of active inventory this March was 75 compared to 149 in March 2020. This month's total of 75 is lower than the previous month's total supply of available inventory of 97, a decrease of 23%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Olney, Logan, and Fern Rock Homes was \$128,700. This March, the median sale price was \$155,000, an increase of 20% or \$26,300 compared to last year. The current median sold price is approximately the same as the median price in February.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Olney, Logan, and Fern Rock are defined as properties listed in zip code/s 19141 and 19120.

*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.

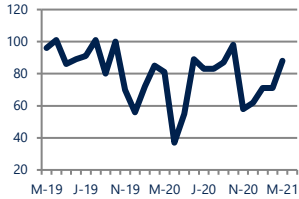




Zip Code(s): 19141 and 19120

New Listings

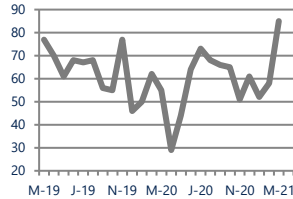
88



Up 9%
Vs. Year Ago

Current Contracts

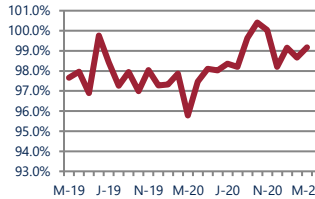
85



Up 55%
Vs. Year Ago

Sold Vs. List Price

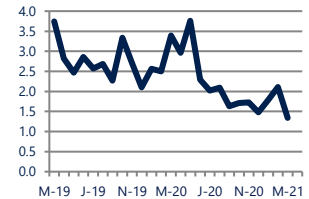
99.2%



Up 3.5%
Vs. Year Ago

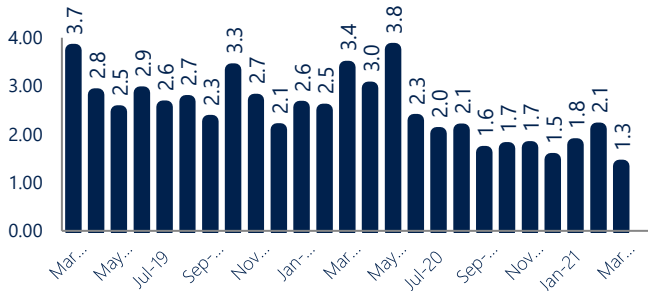
Months of Supply

1.3



Down -60%
Vs. Year Ago

Months Of Supply



Months of Supply

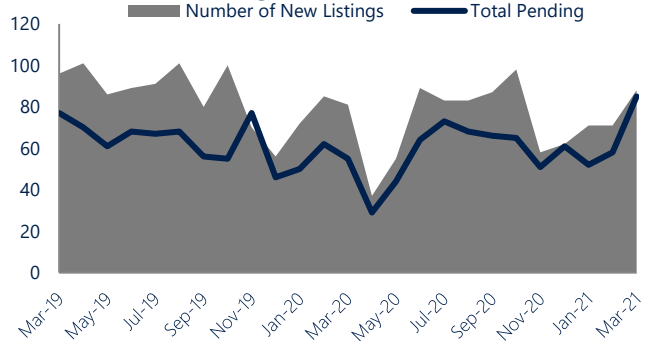
In March, there was 1.3 months of supply available in Olney, Logan, and Fern Rock, compared to 3.4 in March 2020. That is a decrease of 60% versus a year ago.

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.

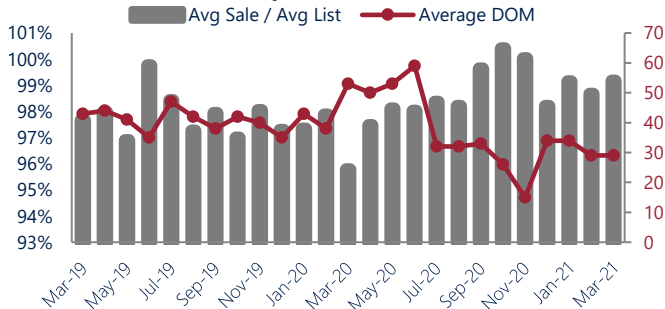
New Listings & Current Contracts

This month there were 88 homes newly listed for sale in Olney, Logan, and Fern Rock compared to 81 in March 2020, an increase of 9%. There were 85 current contracts pending sale this March compared to 55 a year ago. The number of current contracts is 55% 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 Olney, Logan, and Fern Rock was 99.2% of the average list price, which is 3.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 29, lower than the average last year, which was 53, a decrease of 45%.

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