



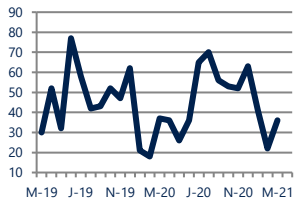
**Focus On: Schwenksville and Harleysville Housing Market**

March 2021

Zip Code(s): 19473, 19450, 19438, 19474 and 19430

**Units Sold**

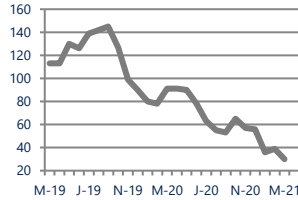
36



**Down**  
Vs. Year Ago

**Active Inventory**

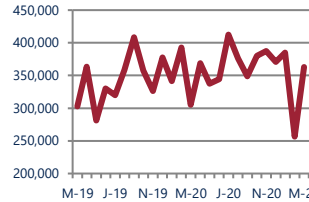
30



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

**Median Sale Price**

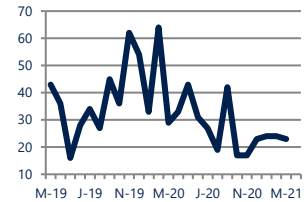
\$363,000



**Up**  
Vs. Year Ago

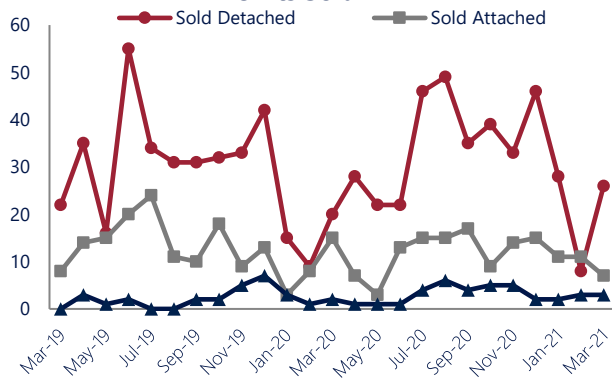
**Days On Market**

23



**Down -21%**  
Vs. Year Ago

**Units Sold\***



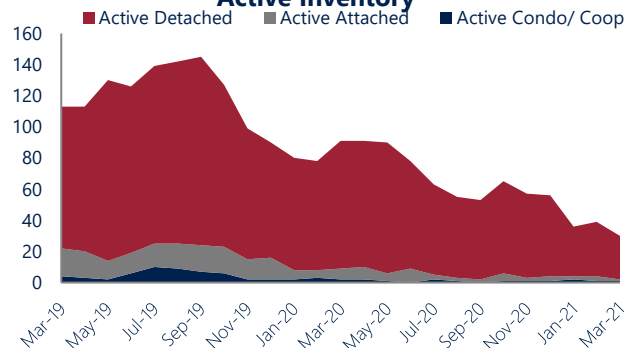
**Units Sold**

With relatively few transactions, there was an increase in total units sold in March, with 36 sold this month in Schwenksville and Harleysville. This month's total units sold was lower than at this time last year, a decrease from March 2020.

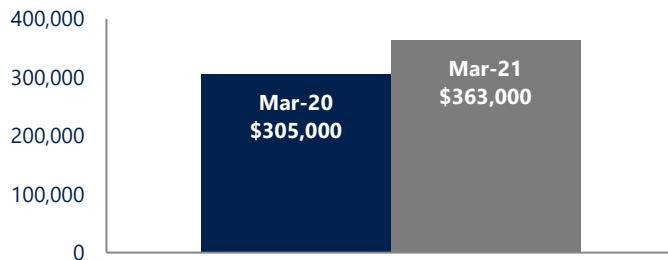
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 61 units or 67%. The total number of active inventory this March was 30 compared to 91 in March 2020. This month's total of 30 is lower than the previous month's total supply of available inventory of 39, a decrease of 23%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last March, the median sale price for Schwenksville and Harleysville Homes was \$305,000. This March, the median sale price was \$363,000, an increase of \$58,000 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.

Schwenksville and Harleysville are defined as properties listed in zip code/s 19473, 19450, 19438, 19474 and 19430.

\*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.





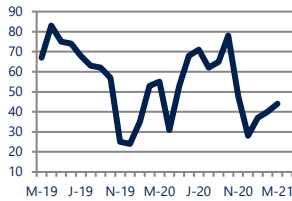
## Focus On: Schwenksville and Harleysville Housing Market

March 2021

Zip Code(s): 19473, 19450, 19438, 19474 and 19430

### New Listings

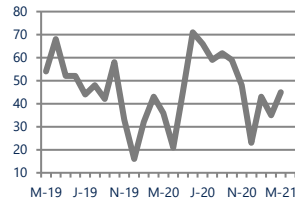
44



Down -20%  
Vs. Year Ago

### Current Contracts

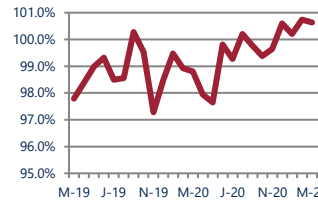
45



Up 25%  
Vs. Year Ago

### Sold Vs. List Price

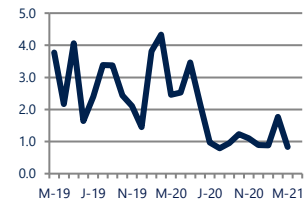
100.6%



Up 1.9%  
Vs. Year Ago

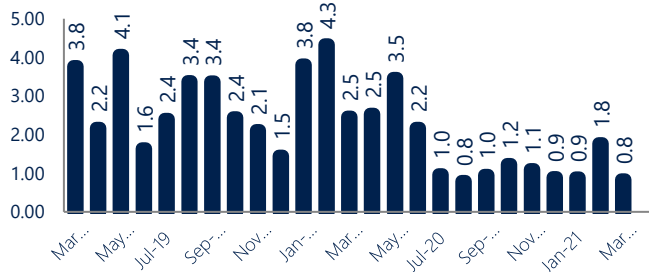
### Months of Supply

0.8



Down -66%  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

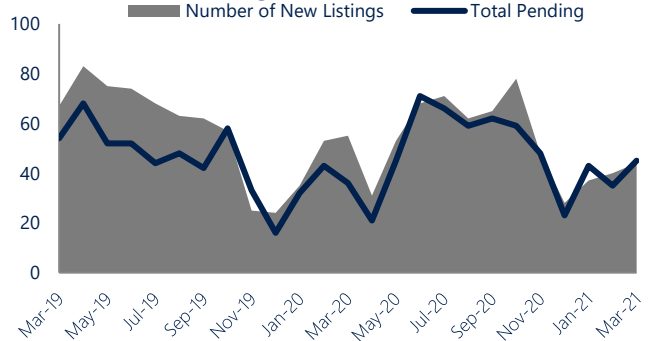
This month there were 44 homes newly listed for sale in Schwenksville and Harleysville compared to 55 in March 2020, a decrease of 20%. There were 45 current contracts pending sale this March compared to 36 a year ago. The number of current contracts is 25% higher than last March.

### Months of Supply

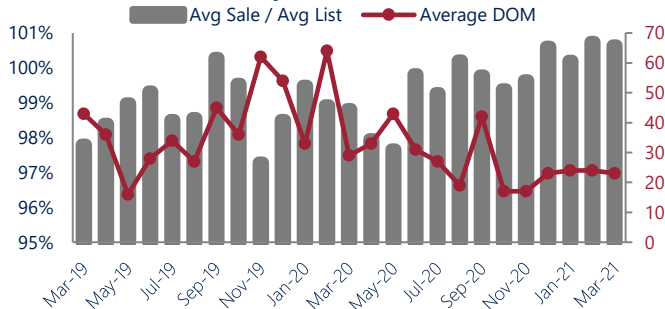
In March, there was 0.8 months of supply available in Schwenksville and Harleysville, compared to 2.5 in March 2020. That is a decrease of 66% versus a year ago.

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 Schwenksville and Harleysville was 100.6% of the average list price, which is 1.8% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 23, lower than the average last year, which was 29, a decrease of 21%.



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