



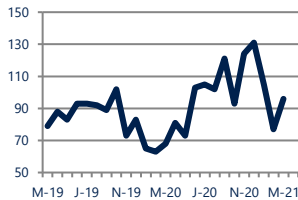
Focus On: West Dover, Clayton, and Hartley Housing Market

March 2021

Zip Code(s): 19904, 19938, 19953, 19901, 19936 and 19955

Units Sold

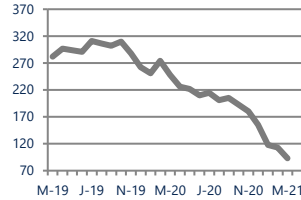
96



Up
Vs. Year Ago

Active Inventory

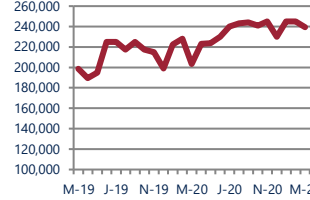
93



Down -63%
Vs. Year Ago

Median Sale Price

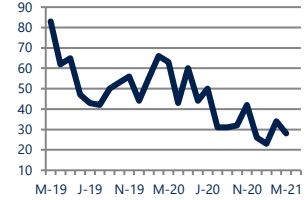
\$239,250



Up 18%
Vs. Year Ago

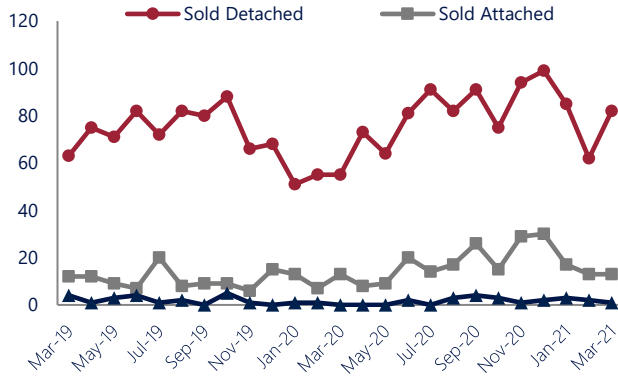
Days On Market

28



Down -56%
Vs. Year Ago

Units Sold*



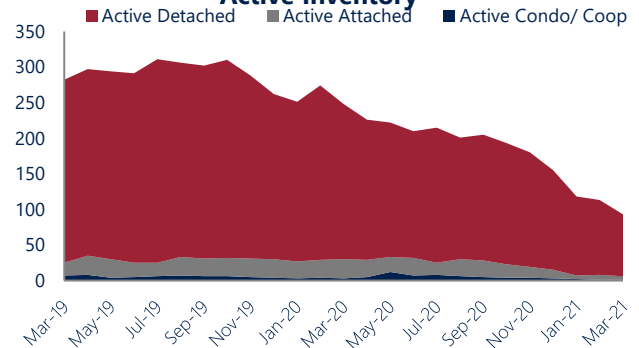
Units Sold

There was an increase in total units sold in March, with 96 sold this month in West Dover, Clayton, and Hartley. This month's total units sold was higher than at this time last year.

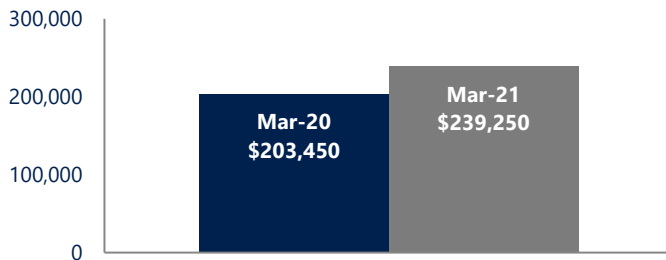
Active Inventory

Versus last year, the total number of homes available this month is lower by 155 units or 63%. The total number of active inventory this March was 93 compared to 248 in March 2020. This month's total of 93 is lower than the previous month's total supply of available inventory of 113, a decrease of 18%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for West Dover, Clayton, and Hartley Homes was \$203,450. This March, the median sale price was \$239,250, an increase of 18% or \$35,800 compared to last year. The current median sold price is 2% 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.

West Dover, Clayton, and Hartley are defined as properties listed in zip code/s 19904, 19938, 19953, 19901, 19936 and 19955.

*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.





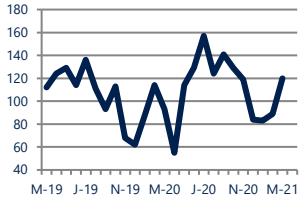
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March 2021

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New Listings

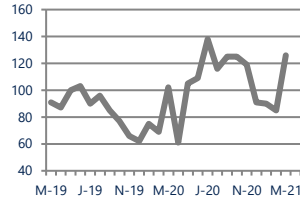
120



Up 29%
Vs. Year Ago

Current Contracts

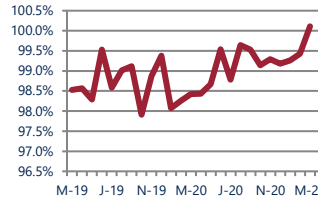
126



Up 24%
Vs. Year Ago

Sold Vs. List Price

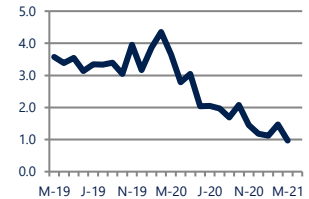
100.1%



Up 1.7%
Vs. Year Ago

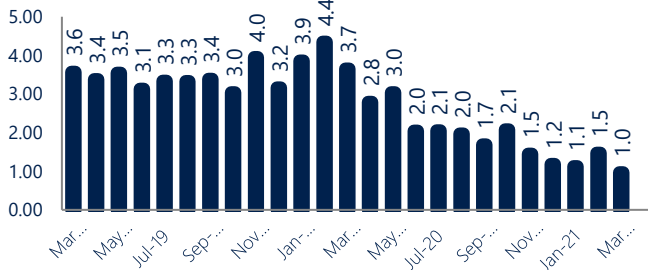
Months of Supply

1.0



Down -73%
Vs. Year Ago

Months Of Supply



Months of Supply

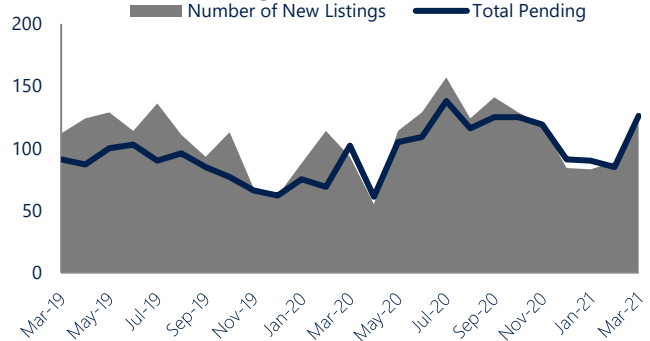
In March, there was 1.0 months of supply available in West Dover, Clayton, and Hartley, compared to 3.6 in March 2020. That is a decrease of 73% versus a year ago.

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.

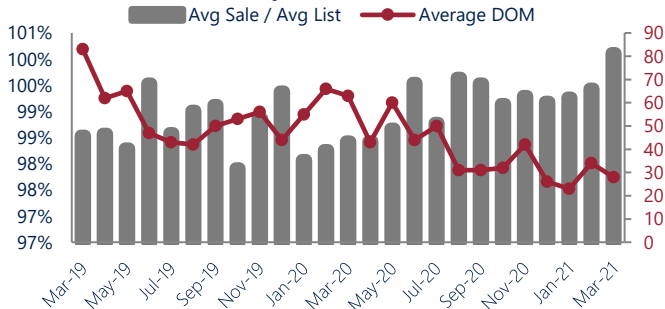
New Listings & Current Contracts

This month there were 120 homes newly listed for sale in West Dover, Clayton, and Hartley compared to 93 in March 2020, an increase of 29%. There were 126 current contracts pending sale this March compared to 102 a year ago. The number of current contracts is 24% 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 West Dover, Clayton, and Hartley was 100.1% of the average list price, which is 1.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 28, lower than the average last year, which was 63, a decrease of 56%.



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