

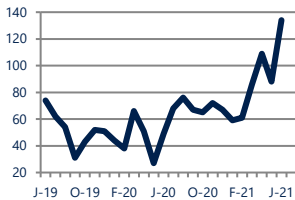


Focus On: Bella Vista Housing Market

June 2021

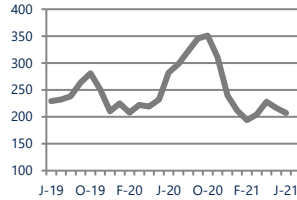
Zip Code(s): 19147

Units Sold
134



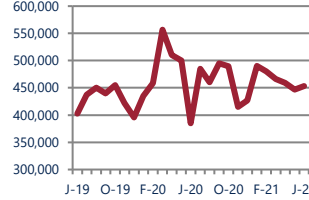
Up
Vs. Year Ago

Active Inventory
207



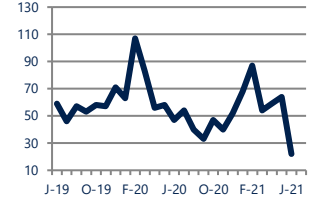
Down -27%
Vs. Year Ago

Median Sale Price
\$453,500



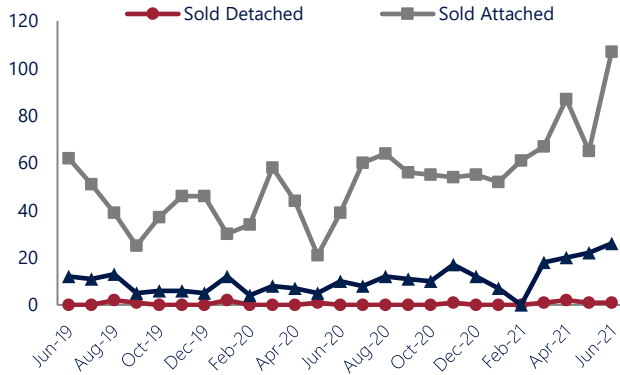
Up 18%
Vs. Year Ago

Days On Market
22



Down -53%
Vs. Year Ago

Units Sold*



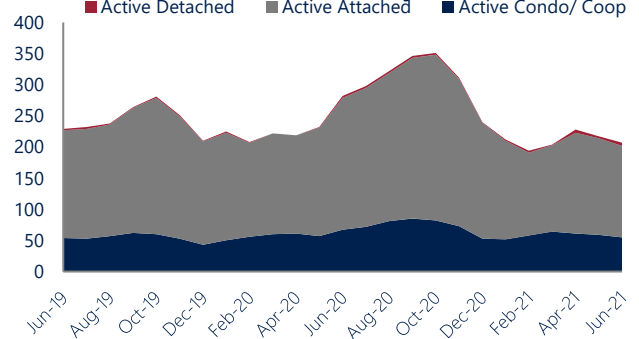
Units Sold

There was an increase in total units sold in June, with 134 sold this month in Bella Vista. 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 75 units or 27%. The total number of active inventory this June was 207 compared to 282 in June 2020. This month's total of 207 is lower than the previous month's total supply of available inventory of 217, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Bella Vista Homes was \$385,000. This June, the median sale price was \$453,500, an increase of 18% or \$68,500 compared to last year. The current median sold price is 1% higher than in May.

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

Bella Vista are defined as properties listed in zip code/s 19147.

*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.





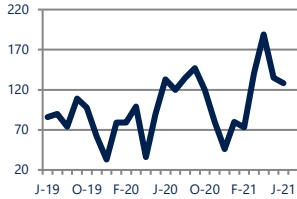
Focus On: Bella Vista Housing Market

June 2021

Zip Code(s): 19147

New Listings

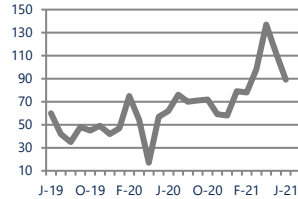
128



Down -4%
Vs. Year Ago

Current Contracts

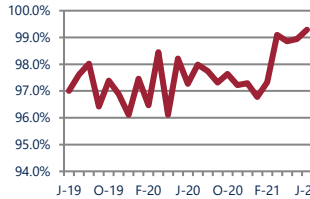
89



Up 44%
Vs. Year Ago

Sold Vs. List Price

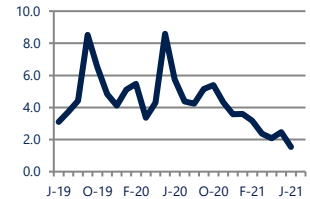
99.3%



Up 2.1%
Vs. Year Ago

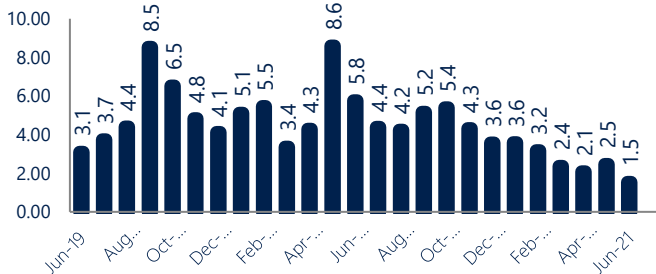
Months of Supply

1.5



Down -73%
Vs. Year Ago

Months Of Supply



Months of Supply

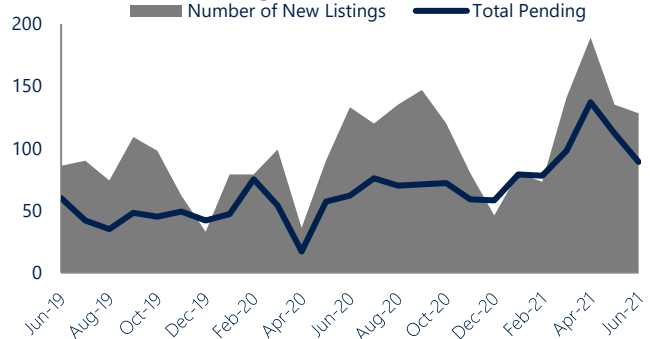
In June, there was 1.5 months of supply available in Bella Vista, compared to 5.8 in June 2020. That is a decrease of 73% versus a year ago.

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.

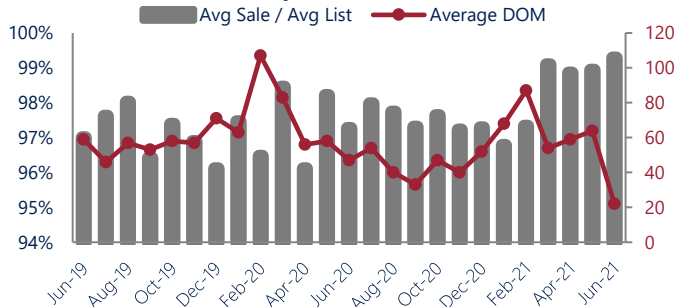
New Listings & Current Contracts

This month there were 128 homes newly listed for sale in Bella Vista compared to 133 in June 2020, a decrease of 4%. There were 89 current contracts pending sale this June compared to 62 a year ago. The number of current contracts is 44% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Bella Vista was 99.3% of the average list price, which is 2.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 22, lower than the average last year, which was 47, a decrease of 53%.

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