



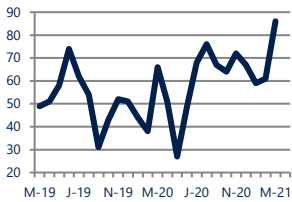
Focus On: Bella Vista Housing Market

March 2021

Zip Code(s): 19147

Units Sold

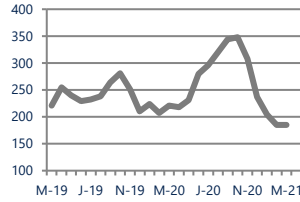
86



Up 30%
Vs. Year Ago

Active Inventory

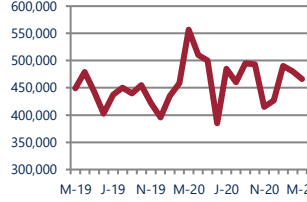
185



Down -16%
Vs. Year Ago

Median Sale Price

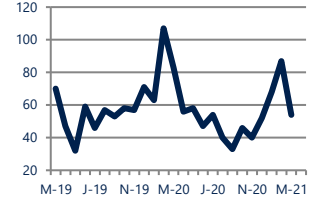
\$466,000



Down -16%
Vs. Year Ago

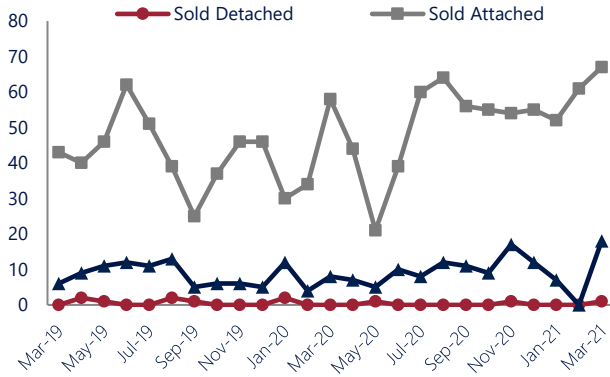
Days On Market

54



Down -35%
Vs. Year Ago

Units Sold*



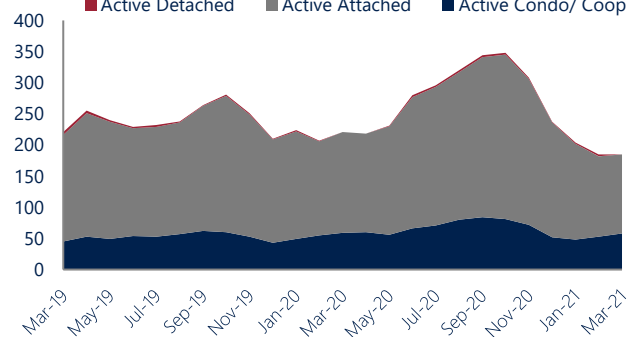
Units Sold

There was an increase in total units sold in March, with 86 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 36 units or 16%. The total number of active inventory this March was 185 compared to 221 in March 2020. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Bella Vista Homes was \$556,750. This March, the median sale price was \$466,000, a decrease of 16% or \$90,750 compared to last year. The current median sold price is 3% 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.

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.





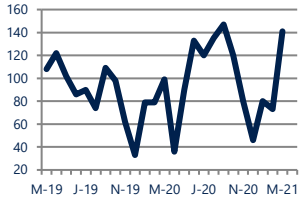
Focus On: Bella Vista Housing Market

March 2021

Zip Code(s): 19147

New Listings

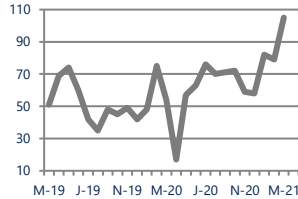
141



Up 42%
Vs. Year Ago

Current Contracts

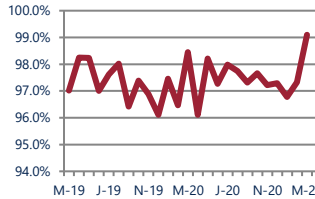
105



Up 94%
Vs. Year Ago

Sold Vs. List Price

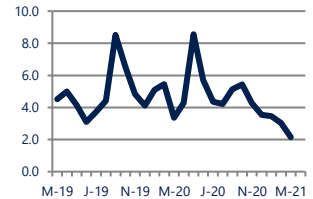
99.1%



Up 0.7%
Vs. Year Ago

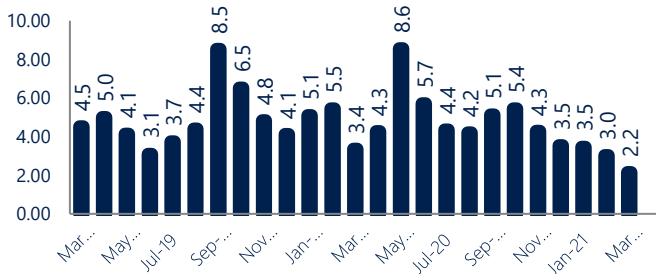
Months of Supply

2.2



Down -36%
Vs. Year Ago

Months Of Supply



Months of Supply

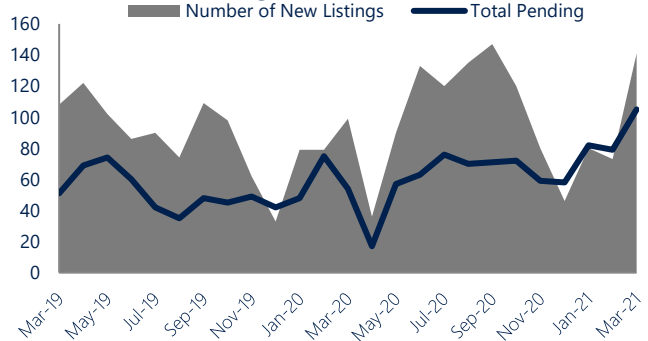
In March, there was 2.2 months of supply available in Bella Vista, compared to 3.3 in March 2020. That is a decrease of 36% versus a year ago.

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.

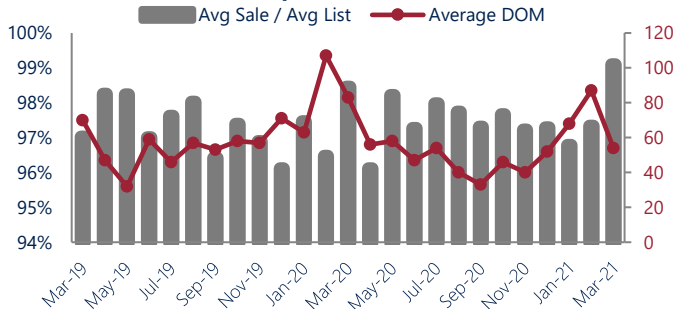
New Listings & Current Contracts

This month there were 141 homes newly listed for sale in Bella Vista compared to 99 in March 2020, an increase of 42%. There were 105 current contracts pending sale this March compared to 54 a year ago. The number of current contracts is 94% 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 Bella Vista was 99.1% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 54, lower than the average last year, which was 83, a decrease of 35%.



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