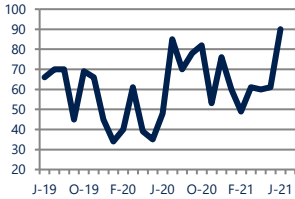




Zip Code(s): 17201 and 17202

Units Sold

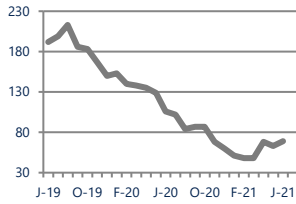
90



Up
Vs. Year Ago

Active Inventory

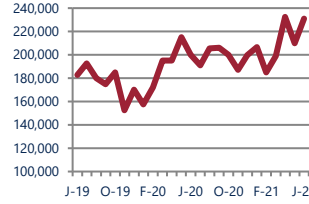
69



Down -35%
Vs. Year Ago

Median Sale Price

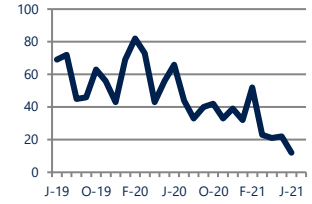
\$231,000



Up 16%
Vs. Year Ago

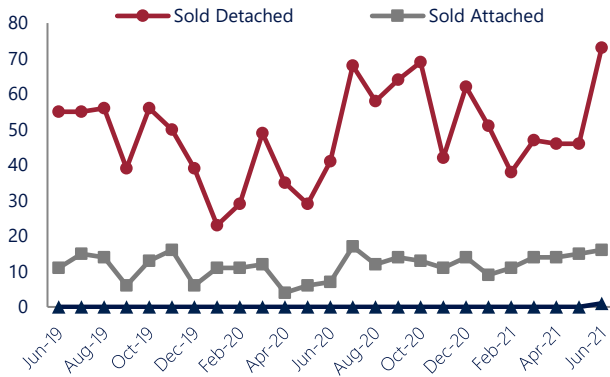
Days On Market

12



Down -82%
Vs. Year Ago

Units Sold*



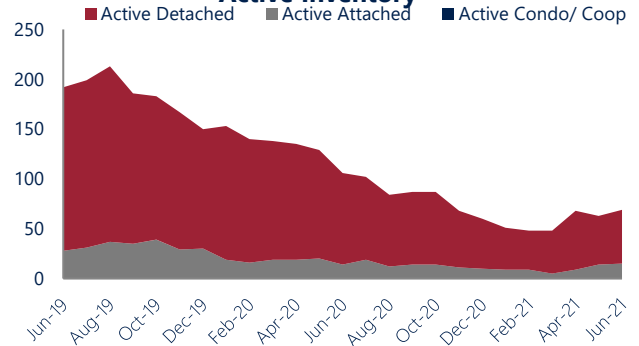
Units Sold

There was an increase in total units sold in June, with 90 sold this month in Chambersburg, Guilford, and Cashtown. 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 37 units or 35%. The total number of active inventory this June was 69 compared to 106 in June 2020. This month's total of 69 is higher than the previous month's total supply of available inventory of 63, an increase of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Chambersburg, Guilford, and Cashtown Homes was \$200,000. This June, the median sale price was \$231,000, an increase of 16% or \$31,000 compared to last year. The current median sold price is 10% 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.

Chambersburg, Guilford, and Cashtown are defined as properties listed in zip code/s 17201 and 17202.

*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.

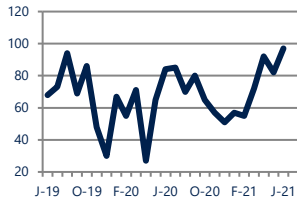




Zip Code(s): 17201 and 17202

New Listings

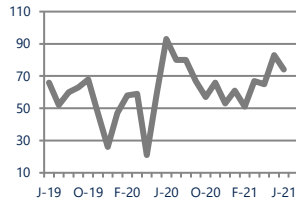
97



Up 15%
Vs. Year Ago

Current Contracts

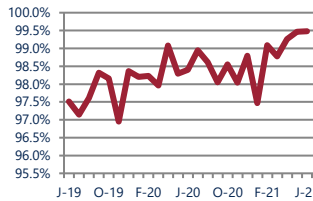
74



Down -20%
Vs. Year Ago

Sold Vs. List Price

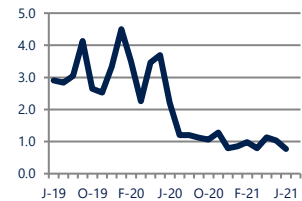
99.5%



Up 1.1%
Vs. Year Ago

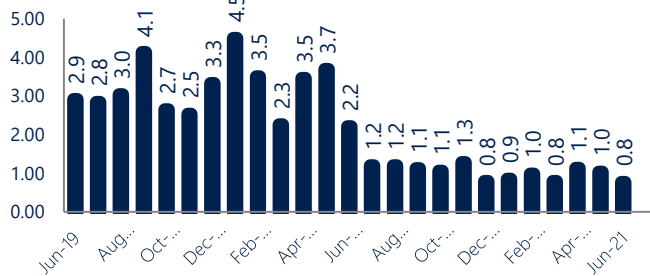
Months of Supply

0.8



Down -65%
Vs. Year Ago

Months Of Supply



Months of Supply

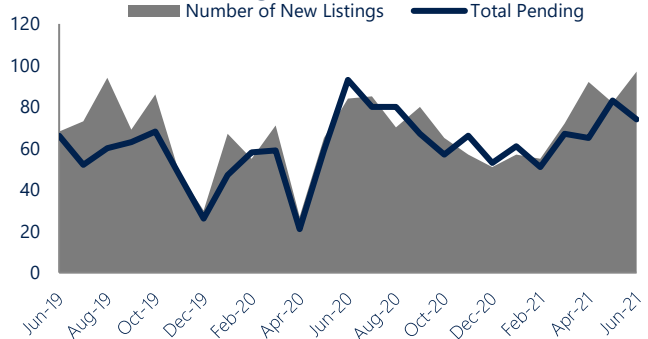
In June, there was 0.8 months of supply available in Chambersburg, Guilford, and Cashtown, compared to 2.2 in June 2020. That is a decrease of 65% versus a year ago.

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.

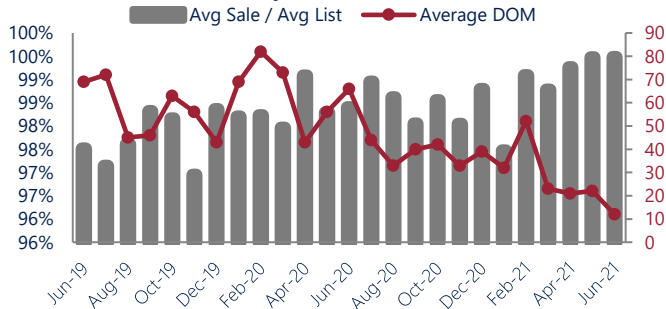
New Listings & Current Contracts

This month there were 97 homes newly listed for sale in Chambersburg, Guilford, and Cashtown compared to 84 in June 2020, an increase of 15%. There were 74 current contracts pending sale this June compared to 93 a year ago. The number of current contracts is 20% lower 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 Chambersburg, Guilford, and Cashtown was 99.5% of the average list price, which is 1.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 12, lower than the average last year, which was 66, a decrease of 82%.



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