



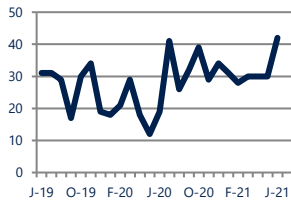
Focus On: Chambersburg Housing Market

June 2021

Zip Code(s): 17201

Units Sold

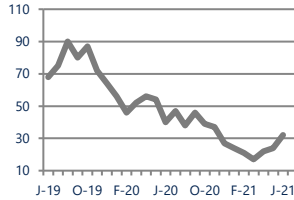
42



Up
Vs. Year Ago

Active Inventory

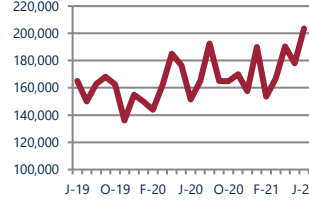
32



Down -20%
Vs. Year Ago

Median Sale Price

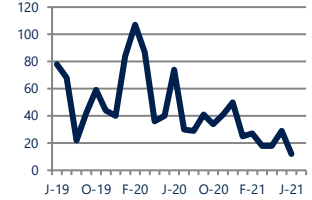
\$203,550



Up 34%
Vs. Year Ago

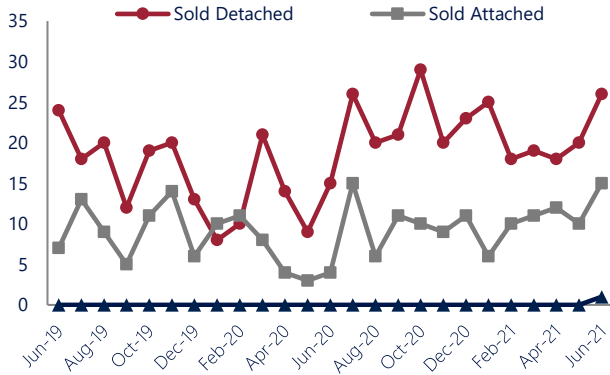
Days On Market

12



Down -84%
Vs. Year Ago

Units Sold*



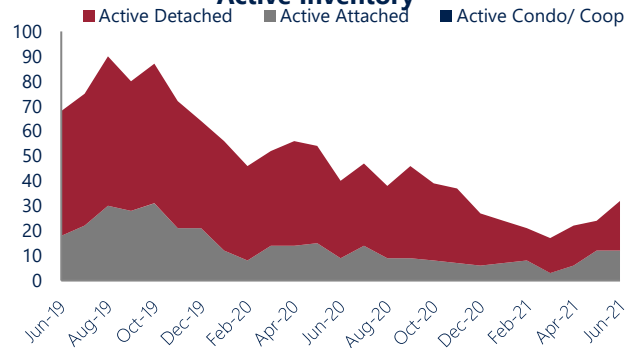
Units Sold

There was an increase in total units sold in June, with 42 sold this month in Chambersburg. This month's total units sold was higher than at this time last year.

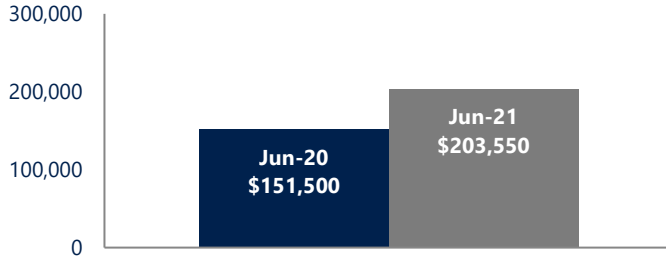
Active Inventory

Versus last year, the total number of homes available this month is lower by 8 units or 20%. The total number of active inventory this June was 32 compared to 40 in June 2020. This month's total of 32 is higher than the previous month's total supply of available inventory of 24, an increase of 33%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Chambersburg Homes was \$151,500. This June, the median sale price was \$203,550, an increase of \$52,050 compared to last year. The current median sold price is 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 are defined as properties listed in zip code/s 17201.

*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.





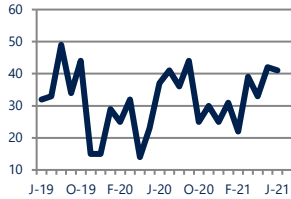
Focus On: Chambersburg Housing Market

June 2021

Zip Code(s): 17201

New Listings

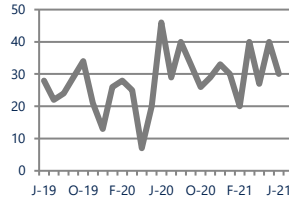
41



Up 11%
Vs. Year Ago

Current Contracts

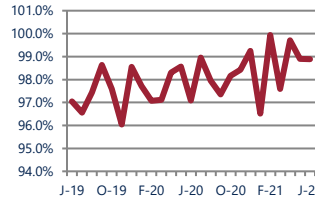
30



Down -35%
Vs. Year Ago

Sold Vs. List Price

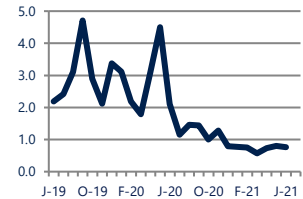
98.9%



Up 1.8%
Vs. Year Ago

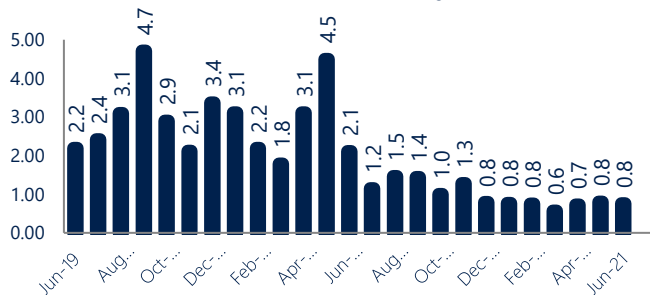
Months of Supply

0.8



Down -64%
Vs. Year Ago

Months Of Supply



Months of Supply

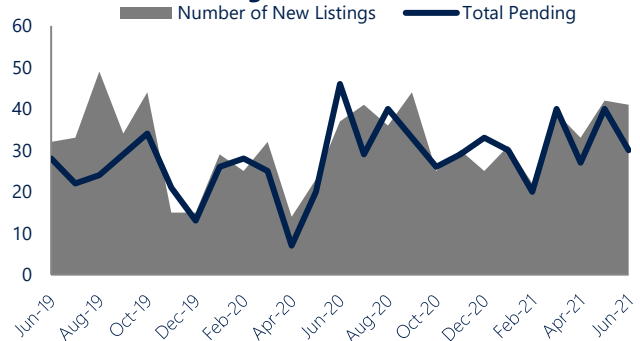
In June, there was 0.8 months of supply available in Chambersburg, compared to 2.1 in June 2020. That is a decrease of 64% versus a year ago.

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.

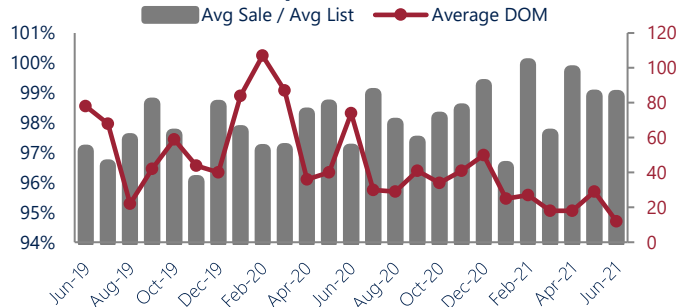
New Listings & Current Contracts

This month there were 41 homes newly listed for sale in Chambersburg compared to 37 in June 2020, an increase of 11%. There were 30 current contracts pending sale this June compared to 46 a year ago. The number of current contracts is 35% 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 was 98.9% 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 12, lower than the average last year, which was 74, a decrease of 84%.



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