



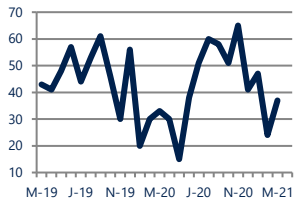
Focus On: East York and Stonybrook-Wilshire Housing Market

March 2021

Zip Code(s): 17402

Units Sold

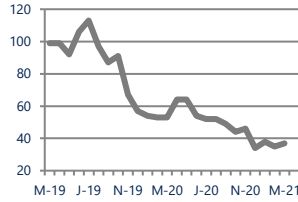
37



Up
Vs. Year Ago

Active Inventory

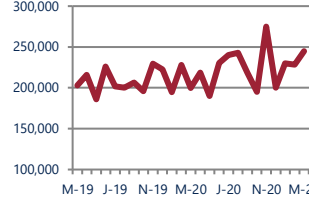
37



Down -30%
Vs. Year Ago

Median Sale Price

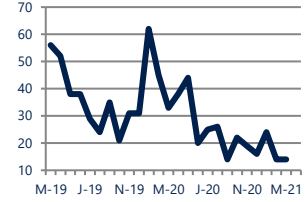
\$245,000



Up 23%
Vs. Year Ago

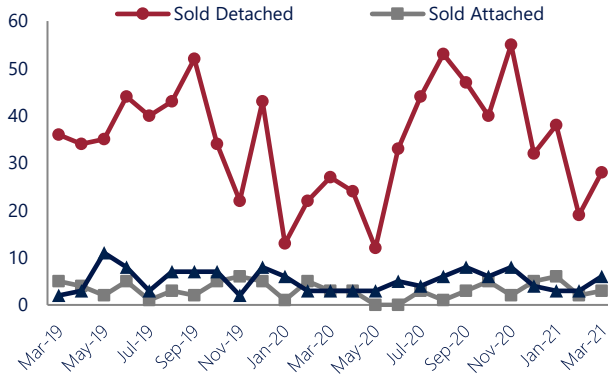
Days On Market

14



Down
Vs. Year Ago

Units Sold*



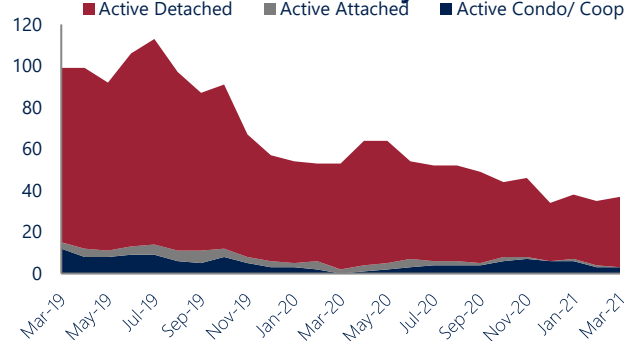
Units Sold

With relatively few transactions, there was an increase in total units sold in March, with 37 sold this month in East York and Stonybrook-Wilshire. This month's total units sold was higher than at this time last year, an increase from March 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 16 units or 30%. The total number of active inventory this March was 37 compared to 53 in March 2020. This month's total of 37 is higher than the previous month's total supply of available inventory of 35, an increase of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for East York and Stonybrook-Wilshire Homes was \$199,900. This March, the median sale price was \$245,000, an increase of 23% or \$45,100 compared to last year. The current median sold price is 7% higher 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.

East York and Stonybrook-Wilshire are defined as properties listed in zip code/s 17402.

*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.

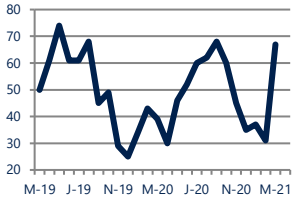




Zip Code(s): 17402

New Listings

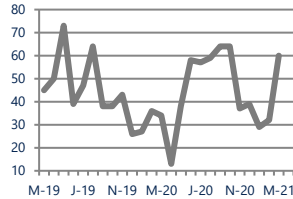
67



Up 72%
Vs. Year Ago

Current Contracts

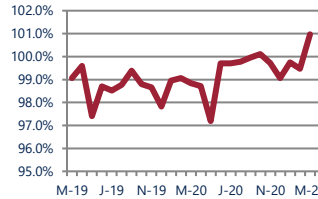
60



Up 76%
Vs. Year Ago

Sold Vs. List Price

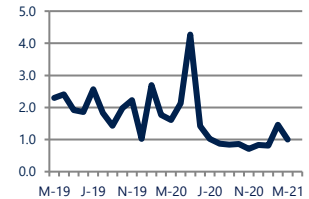
101.0%



Up 2.2%
Vs. Year Ago

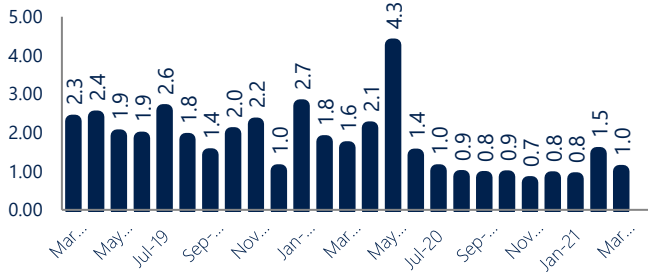
Months of Supply

1.0



Down -38%
Vs. Year Ago

Months Of Supply



Months of Supply

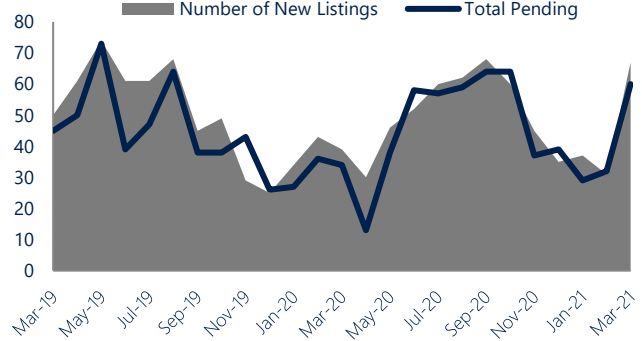
In March, there was 1.0 months of supply available in East York and Stonybrook-Wilshire, compared to 1.6 in March 2020. That is a decrease of 38% versus a year ago.

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.

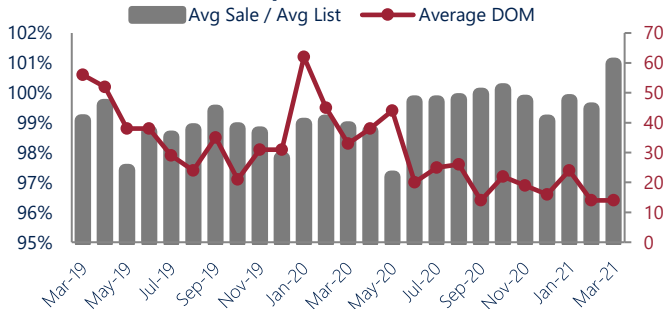
New Listings & Current Contracts

This month there were 67 homes newly listed for sale in East York and Stonybrook-Wilshire compared to 39 in March 2020, an increase of 72%. There were 60 current contracts pending sale this March compared to 34 a year ago. The number of current contracts is 76% 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 East York and Stonybrook-Wilshire was 101.0% of the average list price, which is 2.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 14, lower than the average last year, which was 33. This decrease was impacted by the limited number of sales.



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