



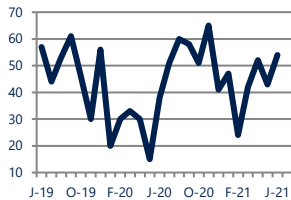
Focus On: East York and Stonybrook-Wilshire Housing Market

June 2021

Zip Code(s): 17402

Units Sold

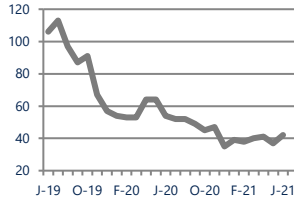
54



Up
Vs. Year Ago

Active Inventory

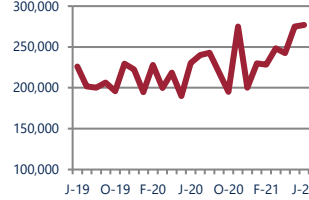
42



Down -22%
Vs. Year Ago

Median Sale Price

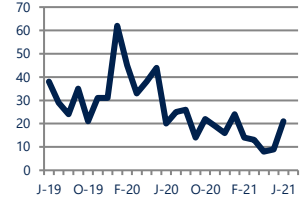
\$276,950



Up 20%
Vs. Year Ago

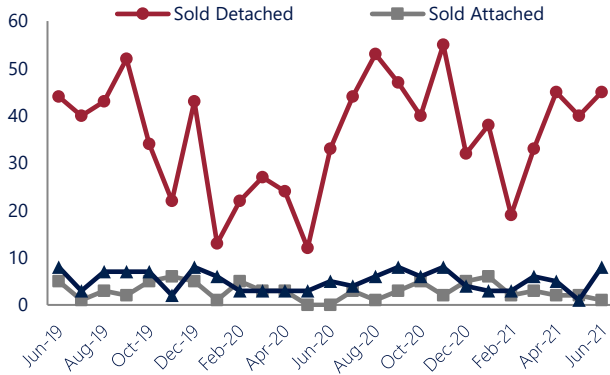
Days On Market

21



Up 5%
Vs. Year Ago

Units Sold*



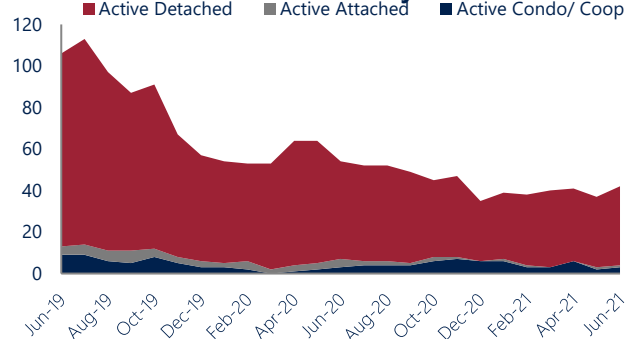
Units Sold

There was an increase in total units sold in June, with 54 sold this month in East York and Stonybrook-Wilshire. 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 12 units or 22%. The total number of active inventory this June was 42 compared to 54 in June 2020. This month's total of 42 is higher than the previous month's total supply of available inventory of 37, an increase of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for East York and Stonybrook-Wilshire Homes was \$230,250. This June, the median sale price was \$276,950, an increase of 20% or \$46,700 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.

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.

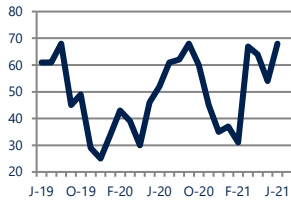




Zip Code(s): 17402

New Listings

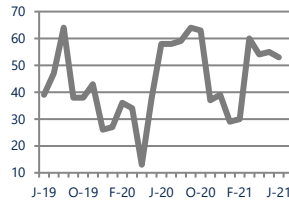
68



Up 31%
Vs. Year Ago

Current Contracts

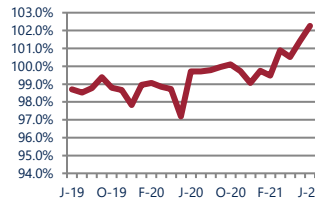
53



Down -9%
Vs. Year Ago

Sold Vs. List Price

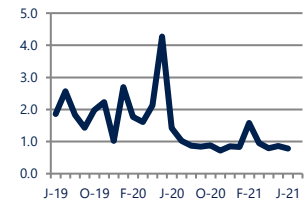
102.3%



Up 2.6%
Vs. Year Ago

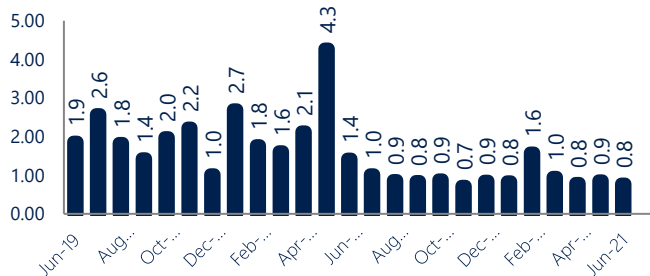
Months of Supply

0.8



Down -45%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

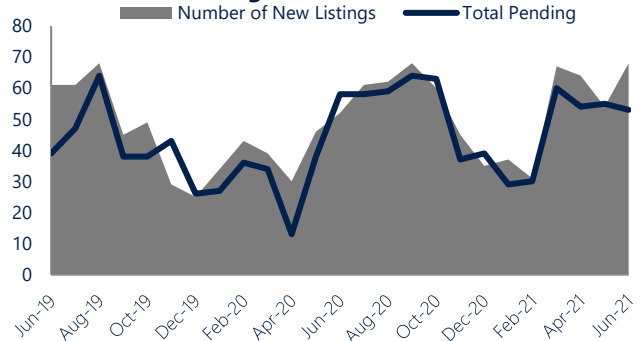
This month there were 68 homes newly listed for sale in East York and Stonybrook-Wilshire compared to 52 in June 2020, an increase of 31%. There were 53 current contracts pending sale this June compared to 58 a year ago. The number of current contracts is 9% lower than last June.

Months of Supply

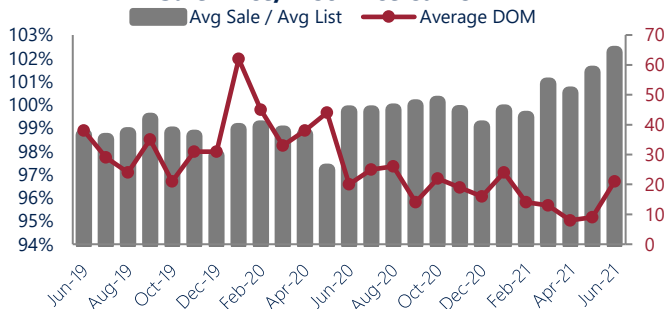
In June, there was 0.8 months of supply available in East York and Stonybrook-Wilshire, compared to 1.4 in June 2020. That is a decrease of 45% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in East York and Stonybrook-Wilshire was 102.3% of the average list price, which is 2.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 21, higher than the average last year, which was 20, an increase of 5%.



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