

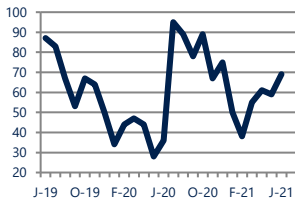
Focus On: Gilbertsville, Pennsburg, East Greenville Housing Market

June 2021

Zip Code(s): 19525, 18073, 18074, 18041, 18076, 18054, 19492, 19435, 18070 and 18084

Units Sold

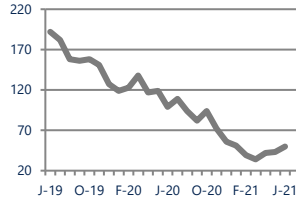
69



Up
Vs. Year Ago

Active Inventory

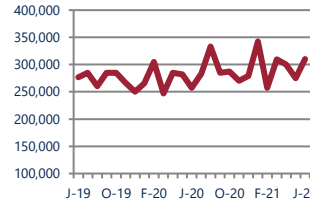
50



Down -49%
Vs. Year Ago

Median Sale Price

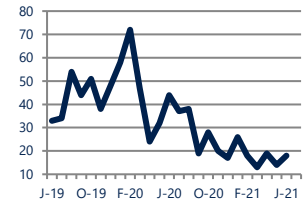
\$310,500



Up 21%
Vs. Year Ago

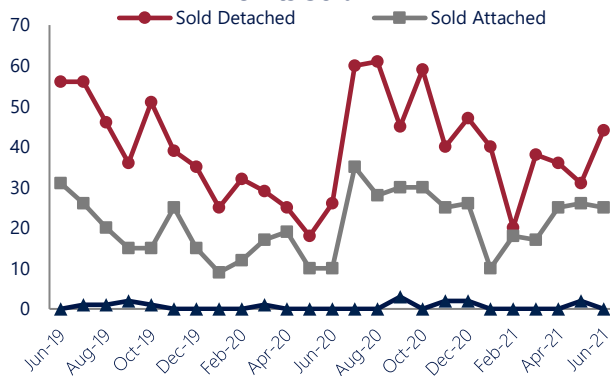
Days On Market

18



Down -59%
Vs. Year Ago

Units Sold*



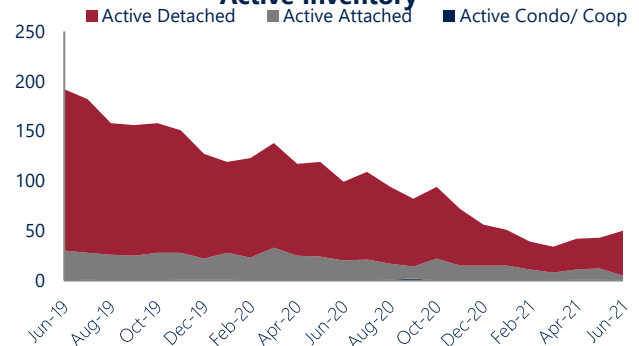
Units Sold

There was an increase in total units sold in June, with 69 sold this month in Gilbertsville, Pennsburg, East Greenville. This month's total units sold was higher than at this time last year.

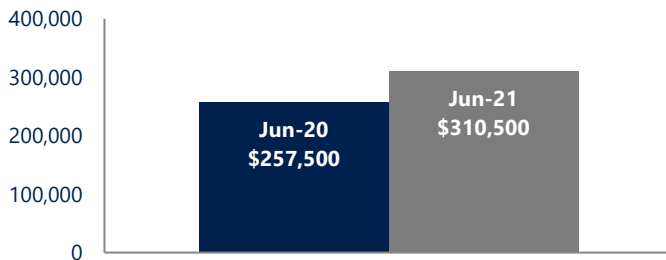
Active Inventory

Versus last year, the total number of homes available this month is lower by 49 units or 49%. The total number of active inventory this June was 50 compared to 99 in June 2020. This month's total of 50 is higher than the previous month's total supply of available inventory of 43, an increase of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Gilbertsville, Pennsburg, East Greenville Homes was \$257,500. This June, the median sale price was \$310,500, an increase of 21% or \$53,000 compared to last year. The current median sold price is 13% 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.

Gilbertsville, Pennsburg, East Greenville are defined as properties listed in zip code/s 19525, 18073, 18074, 18041, 18076, 18054, 19492, 19435, 18070 and 18084.

*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.





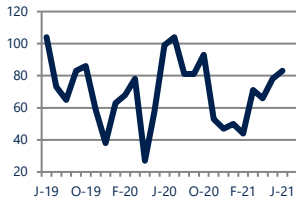
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New Listings

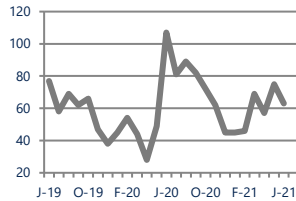
83



Down -16%
Vs. Year Ago

Current Contracts

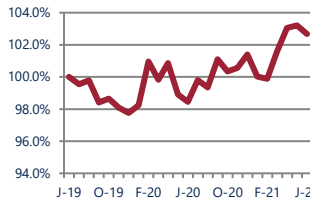
63



Down -41%
Vs. Year Ago

Sold Vs. List Price

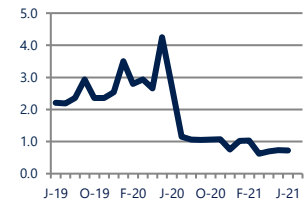
102.7%



Up 4.3%
Vs. Year Ago

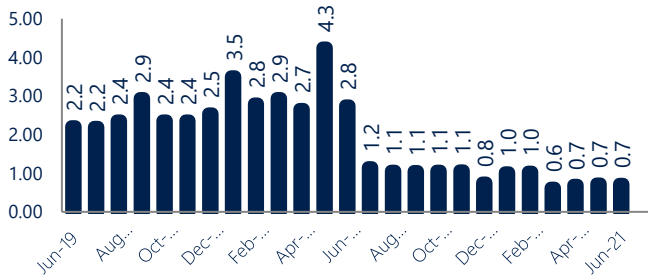
Months of Supply

0.7



Down -74%
Vs. Year Ago

Months Of Supply



Months of Supply

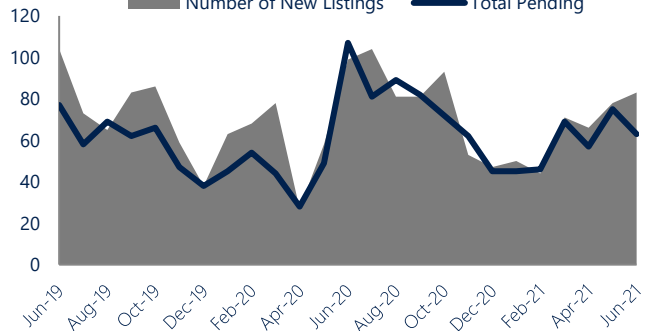
In June, there was 0.7 months of supply available in Gilbertsville, Pennsburg, East Greenville, compared to 2.8 in June 2020. That is a decrease of 74% versus a year ago.

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.

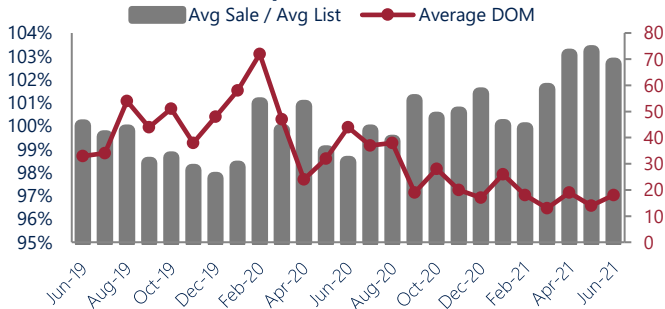
New Listings & Current Contracts

This month there were 83 homes newly listed for sale in Gilbertsville, Pennsburg, East Greenville compared to 99 in June 2020, a decrease of 16%. There were 63 current contracts pending sale this June compared to 107 a year ago. The number of current contracts is 41% 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 Gilbertsville, Pennsburg, East Greenville was 102.7% of the average list price, which is 4.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 18, lower than the average last year, which was 44, a decrease of 59%.



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