



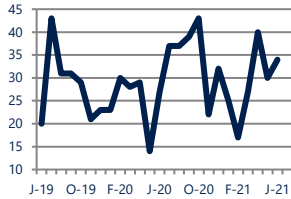
Focus On: Greencastle and Mercersburg Housing Market

June 2021

Zip Code(s): 17236 and 17225

Units Sold

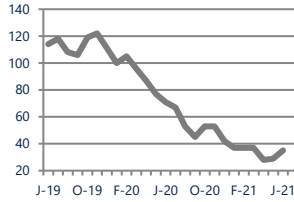
34



Up 26%
Vs. Year Ago

Active Inventory

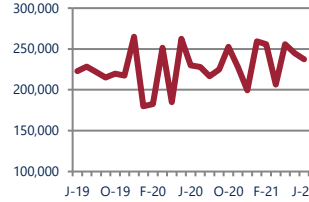
35



Down -51%
Vs. Year Ago

Median Sale Price

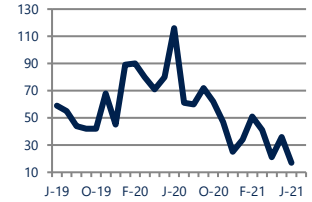
\$237,450



Up 3%
Vs. Year Ago

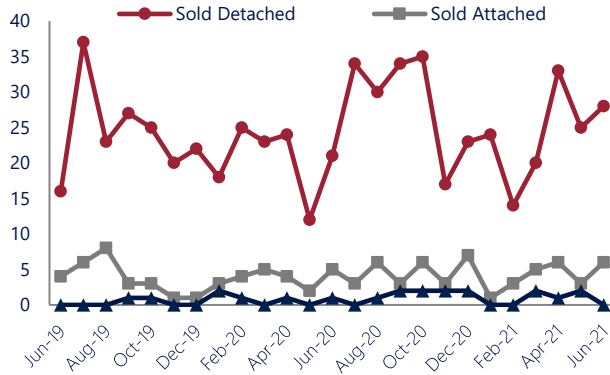
Days On Market

17



Down
Vs. Year Ago

Units Sold*



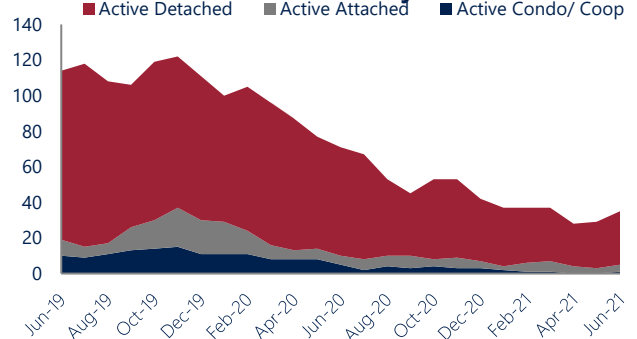
Units Sold

There was an increase in total units sold in June, with 34 sold this month in Greencastle and Mercersburg versus 30 last month, an increase of 13%. This month's total units sold was higher than at this time last year, an increase of 26% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 36 units or 51%. The total number of active inventory this June was 35 compared to 71 in June 2020. This month's total of 35 is higher than the previous month's total supply of available inventory of 29, an increase of 21%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Greencastle and Mercersburg Homes was \$229,900. This June, the median sale price was \$237,450, an increase of 3% or \$7,550 compared to last year. The current median sold price is 3% lower 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.

Greencastle and Mercersburg are defined as properties listed in zip code/s 17236 and 17225.

*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.





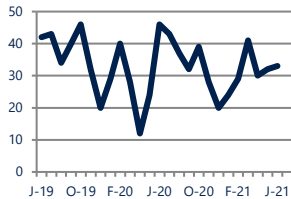
Focus On: Greencastle and Mercersburg Housing Market

June 2021

Zip Code(s): 17236 and 17225

New Listings

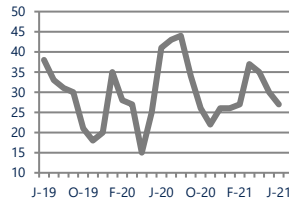
33



Down -28%
Vs. Year Ago

Current Contracts

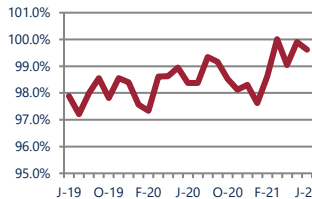
27



Down -34%
Vs. Year Ago

Sold Vs. List Price

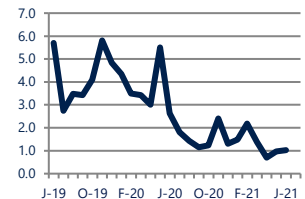
99.6%



Up 1.3%
Vs. Year Ago

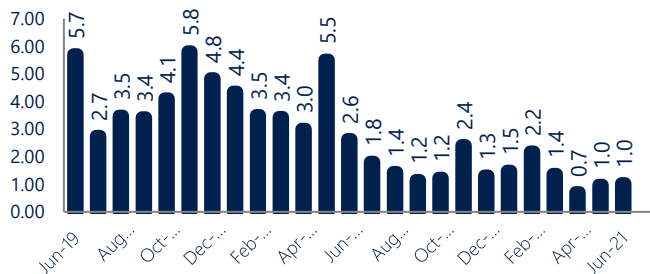
Months of Supply

1.0



Down -61%
Vs. Year Ago

Months Of Supply



Months of Supply

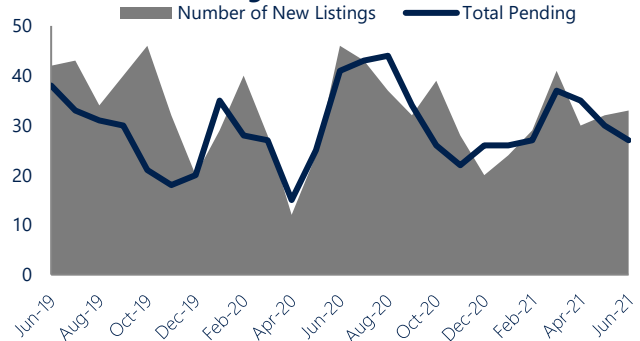
In June, there was 1.0 months of supply available in Greencastle and Mercersburg, compared to 2.6 in June 2020. That is a decrease of 61% versus a year ago.

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.

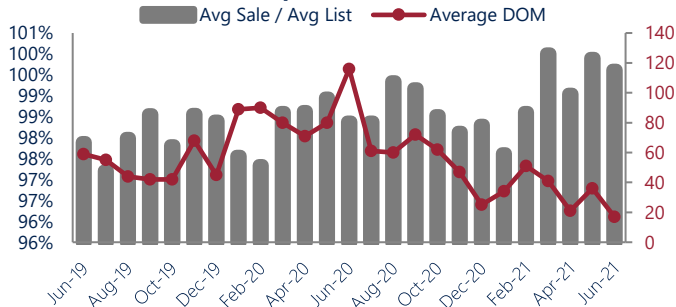
New Listings & Current Contracts

This month there were 33 homes newly listed for sale in Greencastle and Mercersburg compared to 46 in June 2020, a decrease of 28%. There were 27 current contracts pending sale this June compared to 41 a year ago. The number of current contracts is 34% 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 Greencastle and Mercersburg was 99.6% of the average list price, which is 1.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 17, lower than the average last year, which was 116. This decrease was impacted by the limited number of sales.



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