



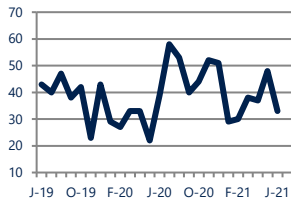
Focus On: Hallam and Wrightsville Housing Market

June 2021

Zip Code(s): 17406, 17368, 17318, 17317 and 17312

Units Sold

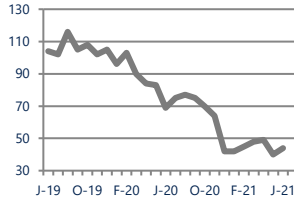
33



Down -15%
 Vs. Year Ago

Active Inventory

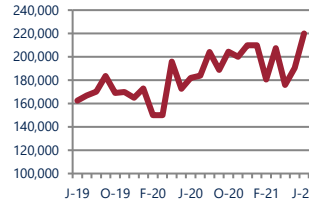
44



Down -36%
 Vs. Year Ago

Median Sale Price

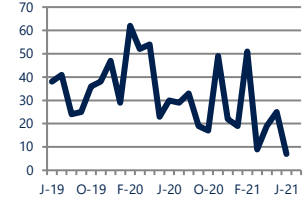
\$220,000



Up 21%
 Vs. Year Ago

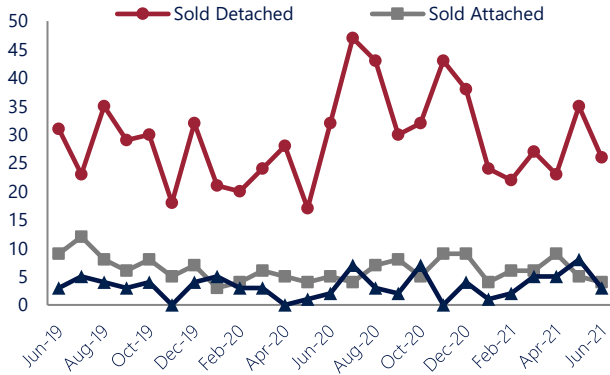
Days On Market

7



Down
 Vs. Year Ago

Units Sold*



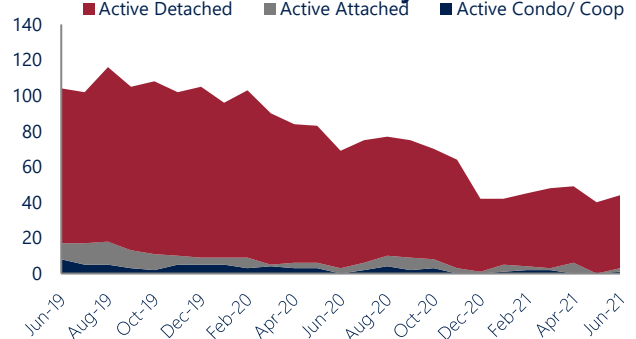
Units Sold

There was a decrease in total units sold in June, with 33 sold this month in Hallam and Wrightsville versus 48 last month, a decrease of 31%. This month's total units sold was lower than at this time last year, a decrease of 15% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 25 units or 36%. The total number of active inventory this June was 44 compared to 69 in June 2020. This month's total of 44 is higher than the previous month's total supply of available inventory of 40, an increase of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Hallam and Wrightsville Homes was \$182,000. This June, the median sale price was \$220,000, an increase of 21% or \$38,000 compared to last year. The current median sold price is 15% 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.

Hallam and Wrightsville are defined as properties listed in zip code/s 17406, 17368, 17318, 17317 and 17312.

*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.





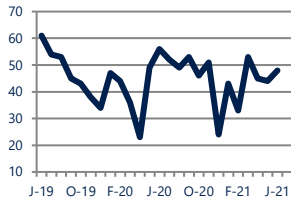
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June 2021

Zip Code(s): 17406, 17368, 17318, 17317 and 17312

New Listings

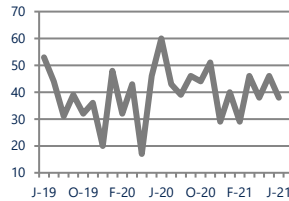
48



Down -14%
Vs. Year Ago

Current Contracts

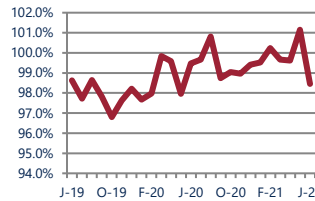
38



Down -37%
Vs. Year Ago

Sold Vs. List Price

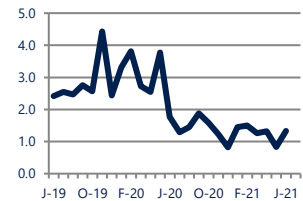
98.5%



Down -1%
Vs. Year Ago

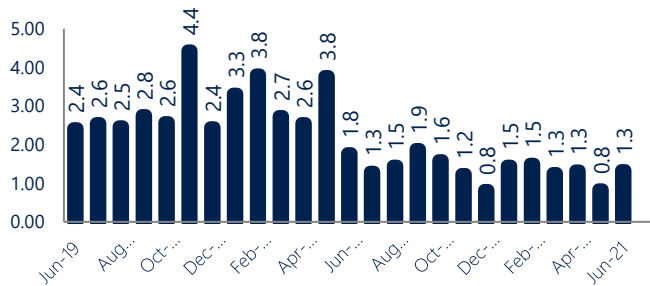
Months of Supply

1.3



Down -25%
Vs. Year Ago

Months Of Supply



Months of Supply

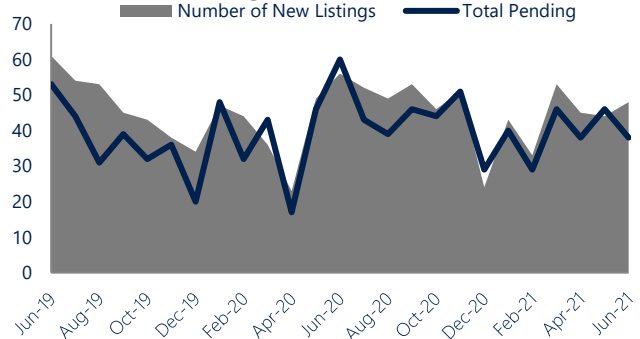
In June, there was 1.3 months of supply available in Hallam and Wrightsville, compared to 1.8 in June 2020. That is a decrease of 25% versus a year ago.

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.

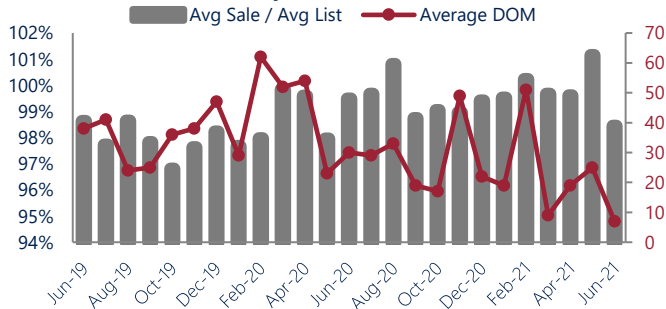
New Listings & Current Contracts

This month there were 48 homes newly listed for sale in Hallam and Wrightsville compared to 56 in June 2020, a decrease of 14%. There were 38 current contracts pending sale this June compared to 60 a year ago. The number of current contracts is 37% 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 Hallam and Wrightsville was 98.5% of the average list price, which is 1.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 7, lower than the average last year, which was 30. This decrease was impacted by the limited number of sales.

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