



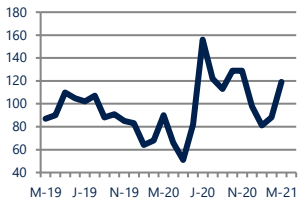
Focus On: Hanover, Spring Grove, and Glenville Housing Market

March 2021

Zip Code(s): 17331, 17362, 17329 and 17311

Units Sold

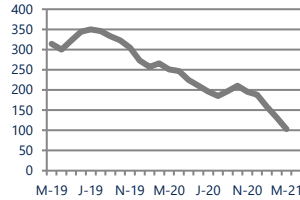
119



Up 32%
Vs. Year Ago

Active Inventory

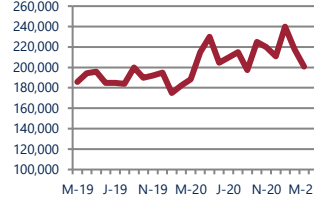
103



Down -59%
Vs. Year Ago

Median Sale Price

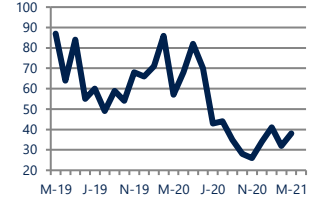
\$200,900



Up 7%
Vs. Year Ago

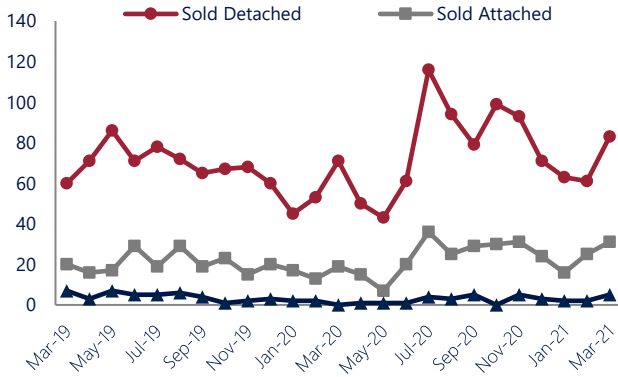
Days On Market

38



Down -33%
Vs. Year Ago

Units Sold*



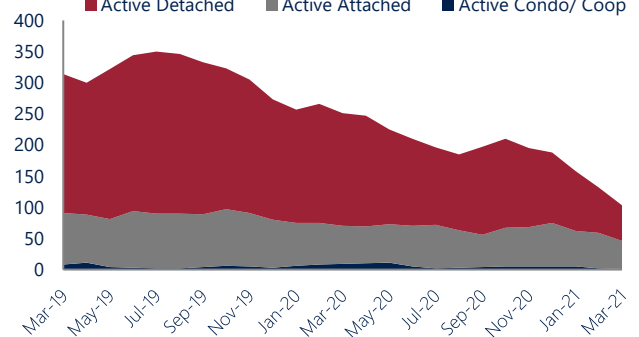
Units Sold

There was an increase in total units sold in March, with 119 sold this month in Hanover, Spring Grove, and Glenville. 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 148 units or 59%. The total number of active inventory this March was 103 compared to 251 in March 2020. This month's total of 103 is lower than the previous month's total supply of available inventory of 132, a decrease of 22%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Hanover, Spring Grove, and Glenville Homes was \$188,250. This March, the median sale price was \$200,900, an increase of 7% or \$12,650 compared to last year. The current median sold price is 8% lower 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.

Hanover, Spring Grove, and Glenville are defined as properties listed in zip code/s 17331, 17362, 17329 and 17311.

*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.

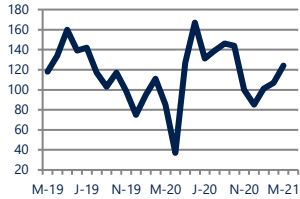




Zip Code(s): 17331, 17362, 17329 and 17311

New Listings

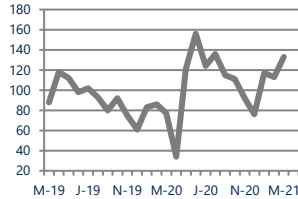
124



Up 46%
Vs. Year Ago

Current Contracts

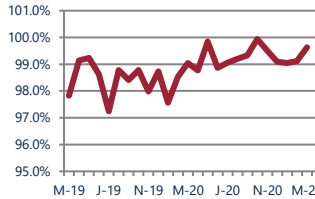
133



Up 73%
Vs. Year Ago

Sold Vs. List Price

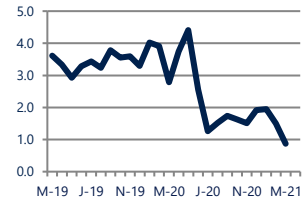
99.6%



Up 0.6%
Vs. Year Ago

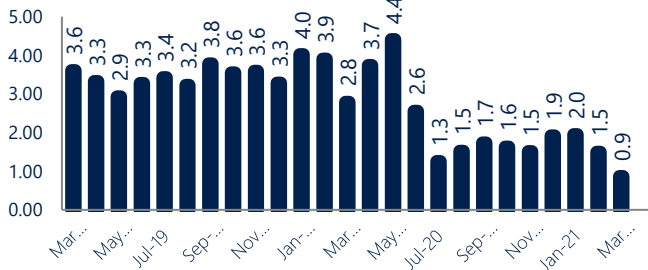
Months of Supply

0.9



Down -69%
Vs. Year Ago

Months Of Supply



Months of Supply

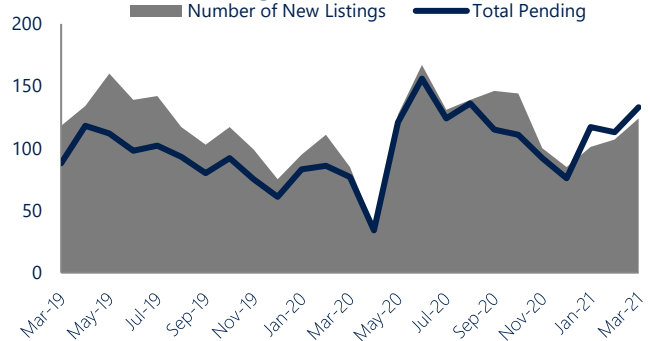
In March, there was 0.9 months of supply available in Hanover, Spring Grove, and Glenville, compared to 2.8 in March 2020. That is a decrease of 69% versus a year ago.

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.

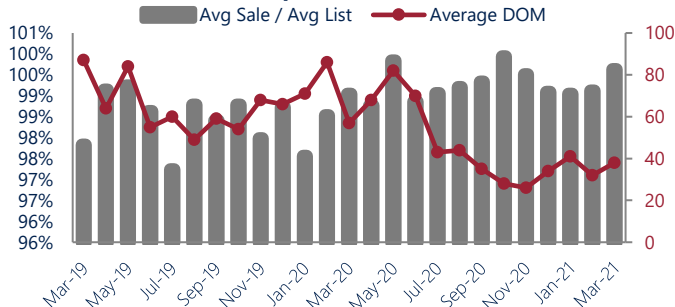
New Listings & Current Contracts

This month there were 124 homes newly listed for sale in Hanover, Spring Grove, and Glenville compared to 85 in March 2020, an increase of 46%. There were 133 current contracts pending sale this March compared to 77 a year ago. The number of current contracts is 73% 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 Hanover, Spring Grove, and Glenville was 99.6% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 38, lower than the average last year, which was 57, a decrease of 33%.



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