



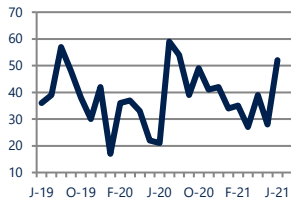
Focus On: Mount Wolf, Etters, and Manchester Housing Market

June 2021

Zip Code(s): 17347, 17319, 17345 and 17370

Units Sold

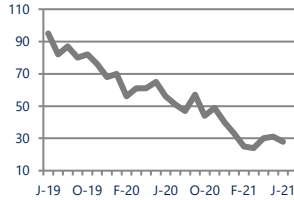
52



Up
Vs. Year Ago

Active Inventory

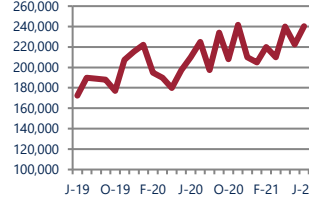
28



Down -50%
Vs. Year Ago

Median Sale Price

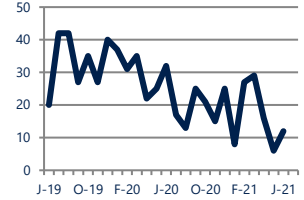
\$240,250



Up 14%
Vs. Year Ago

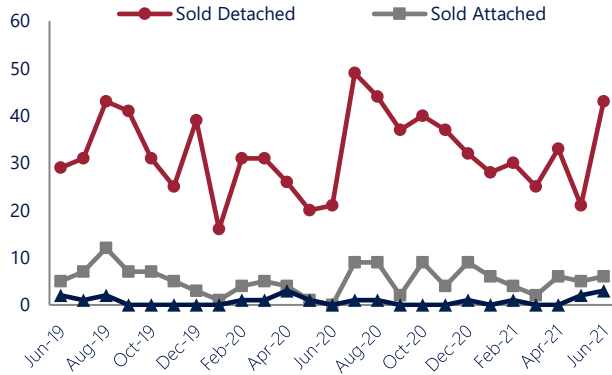
Days On Market

12



Down -63%
Vs. Year Ago

Units Sold*



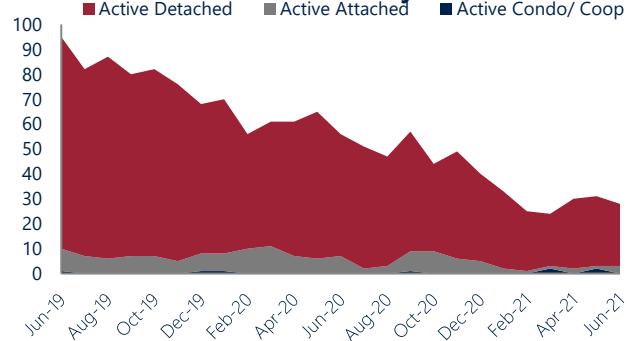
Units Sold

There was an increase in total units sold in June, with 52 sold this month in Mount Wolf, Etters, and Manchester. 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 28 units or 50%. The total number of active inventory this June was 28 compared to 56 in June 2020. This month's total of 28 is lower than the previous month's total supply of available inventory of 31, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Mount Wolf, Etters, and Manchester Homes was \$210,000. This June, the median sale price was \$240,250, an increase of 14% or \$30,250 compared to last year. The current median sold price is 8% 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.

Mount Wolf, Etters, and Manchester are defined as properties listed in zip code/s 17347, 17319, 17345 and 17370.

*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.





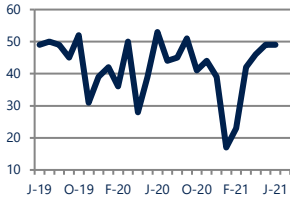
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June 2021

Zip Code(s): 17347, 17319, 17345 and 17370

New Listings

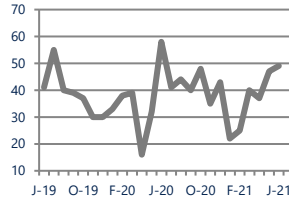
49



Down -8%
Vs. Year Ago

Current Contracts

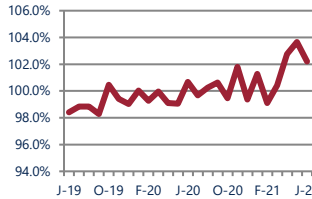
49



Down -16%
Vs. Year Ago

Sold Vs. List Price

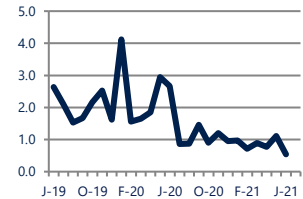
102.2%



Up 1.5%
Vs. Year Ago

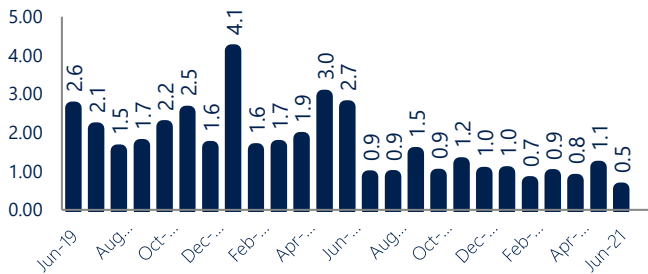
Months of Supply

0.5



Down -80%
Vs. Year Ago

Months Of Supply



Months of Supply

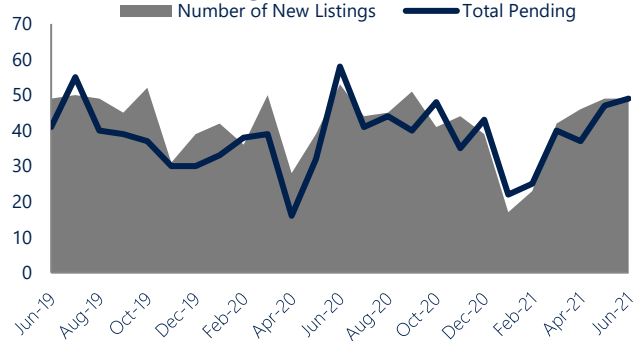
In June, there was 0.5 months of supply available in Mount Wolf, Etters, and Manchester, compared to 2.7 in June 2020. That is a decrease of 80% versus a year ago.

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.

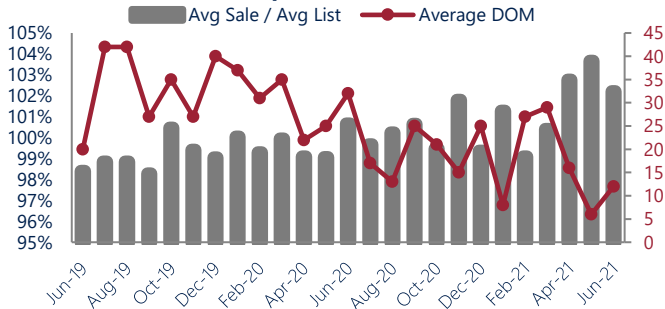
New Listings & Current Contracts

This month there were 49 homes newly listed for sale in Mount Wolf, Etters, and Manchester compared to 53 in June 2020, a decrease of 8%. There were 49 current contracts pending sale this June compared to 58 a year ago. The number of current contracts is 16% 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 Mount Wolf, Etters, and Manchester was 102.2% of the average list price, which is 1.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 12, lower than the average last year, which was 32, a decrease of 63%.



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