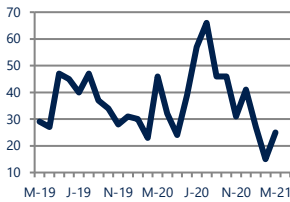




Zip Code(s): 17349, 17327, 17360, 17361, 17342 and 17355

Units Sold

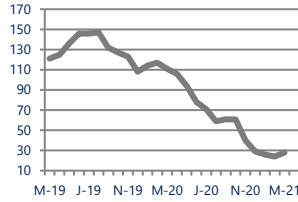
25



Down
Vs. Year Ago

Active Inventory

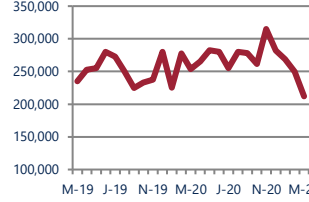
28



Down -75%
Vs. Year Ago

Median Sale Price

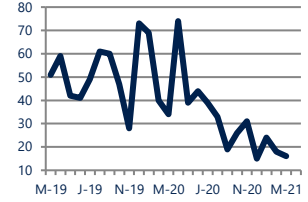
\$212,000



Down -16%
Vs. Year Ago

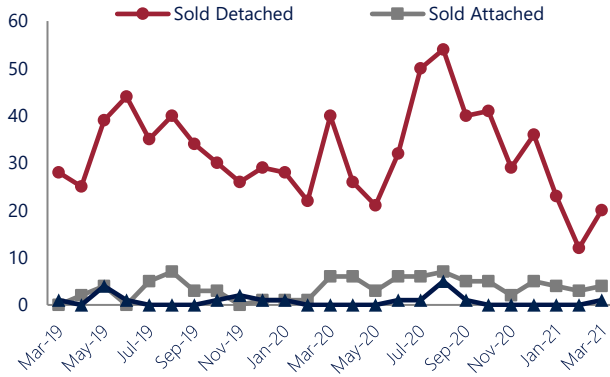
Days On Market

16



Down
Vs. Year Ago

Units Sold*



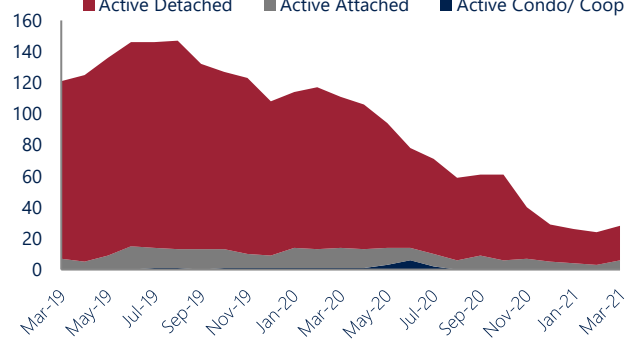
Units Sold

With relatively few transactions, there was an increase in total units sold in March, with 25 sold this month in New Freedom, Glen Rock, and Seven Valleys. This month's total units sold was lower than at this time last year, a decrease from March 2020.

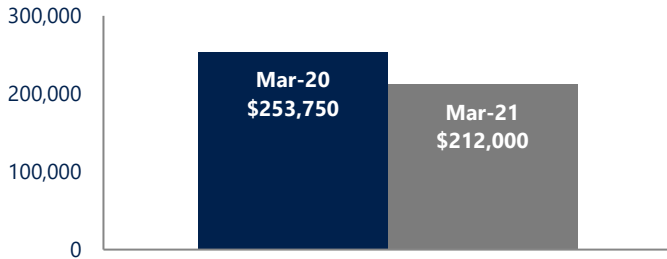
Active Inventory

Versus last year, the total number of homes available this month is lower by 83 units or 75%. The total number of active inventory this March was 28 compared to 111 in March 2020. This month's total of 28 is higher than the previous month's total supply of available inventory of 24, an increase of 17%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for New Freedom, Glen Rock, and Seven Valleys Homes was \$253,750. This March, the median sale price was \$212,000, a decrease of 16% or \$41,750 compared to last year. The current median sold price is 15% 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.

New Freedom, Glen Rock, and Seven Valleys are defined as properties listed in zip code/s 17349, 17327, 17360, 17361, 17342 and 17355.

*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.

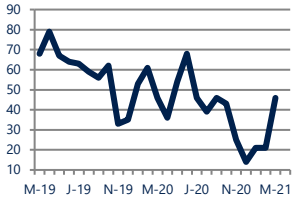




Zip Code(s): 17349, 17327, 17360, 17361, 17342 and 17355

New Listings

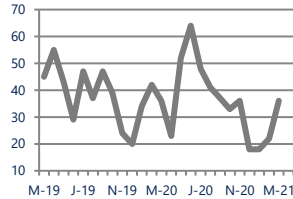
46



No Change
Vs. Year Ago

Current Contracts

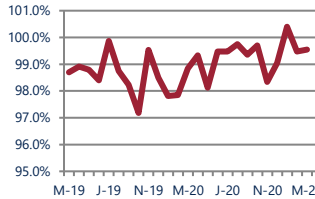
36



No Change
Vs. Year Ago

Sold Vs. List Price

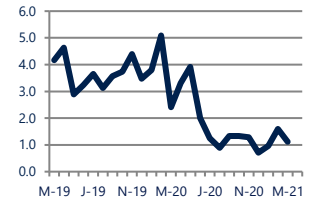
99.6%



Up 0.7%
Vs. Year Ago

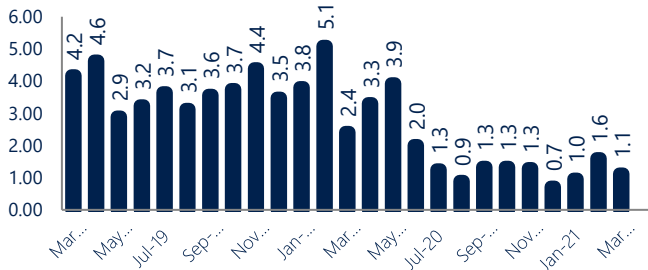
Months of Supply

1.1



Down -54%
Vs. Year Ago

Months Of Supply



Months of Supply

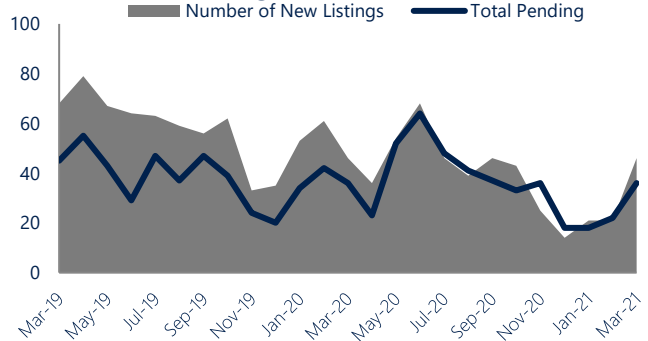
In March, there was 1.1 months of supply available in New Freedom, Glen Rock, and Seven Valleys, compared to 2.4 in March 2020. That is a decrease of 54% versus a year ago.

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.

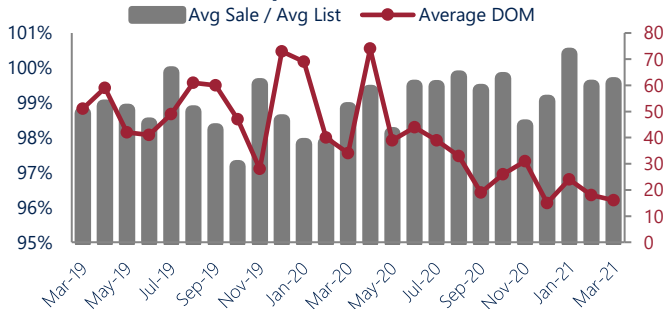
New Listings & Current Contracts

This month there were 46 homes newly listed for sale in New Freedom, Glen Rock, and Seven Valleys, which is similar to the amount in March 2020. There were 36 current contracts pending sale this March, consistent with the volume a year ago. The number of current contracts is 64% higher than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in New Freedom, Glen Rock, and Seven Valleys was 99.6% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 16, lower than the average last year, which was 34. This decrease was impacted by the limited number of sales.



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