



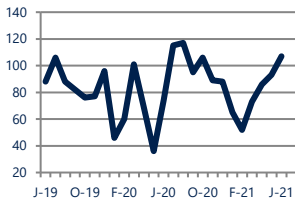
Focus On: North York, Faustown, and Shiloh Housing Market

June 2021

Zip Code(s): 17404, 17408 and 17371

Units Sold

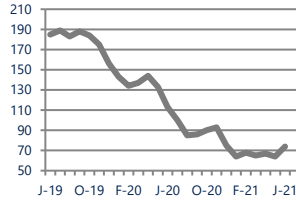
107



Up
Vs. Year Ago

Active Inventory

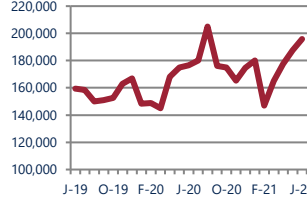
74



Down -35%
Vs. Year Ago

Median Sale Price

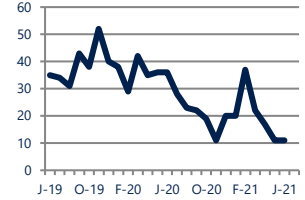
\$195,900



Up 11%
Vs. Year Ago

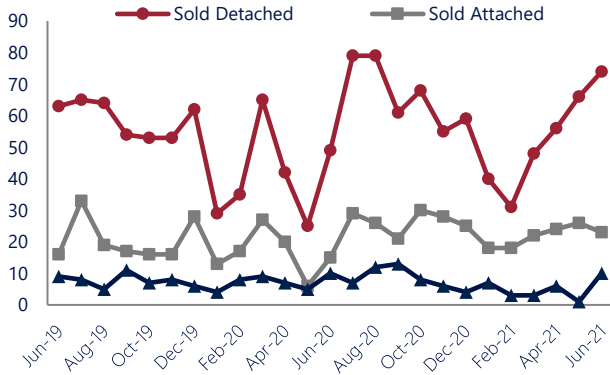
Days On Market

11



Down -69%
Vs. Year Ago

Units Sold*



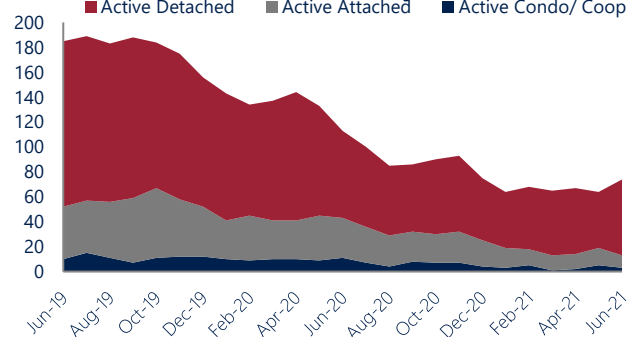
Units Sold

There was an increase in total units sold in June, with 107 sold this month in North York, Faustown, and Shiloh. 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 39 units or 35%. The total number of active inventory this June was 74 compared to 113 in June 2020. This month's total of 74 is higher than the previous month's total supply of available inventory of 64, an increase of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for North York, Faustown, and Shiloh Homes was \$176,500. This June, the median sale price was \$195,900, an increase of 11% or \$19,400 compared to last year. The current median sold price is 4% 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.

North York, Faustown, and Shiloh are defined as properties listed in zip code/s 17404, 17408 and 17371.

*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.

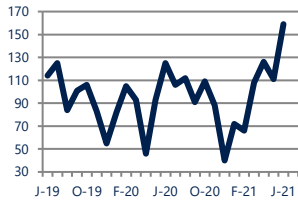




Zip Code(s): 17404, 17408 and 17371

New Listings

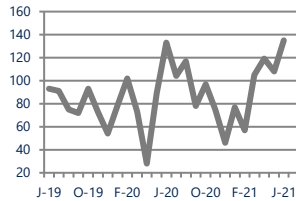
159



Up 27%
Vs. Year Ago

Current Contracts

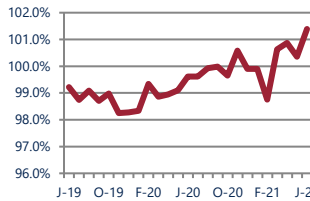
135



Up 2%
Vs. Year Ago

Sold Vs. List Price

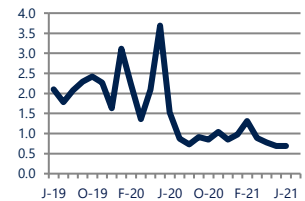
101.4%



Up 1.8%
Vs. Year Ago

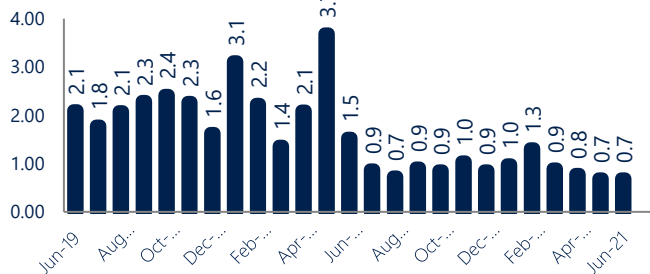
Months of Supply

0.7



Down -55%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

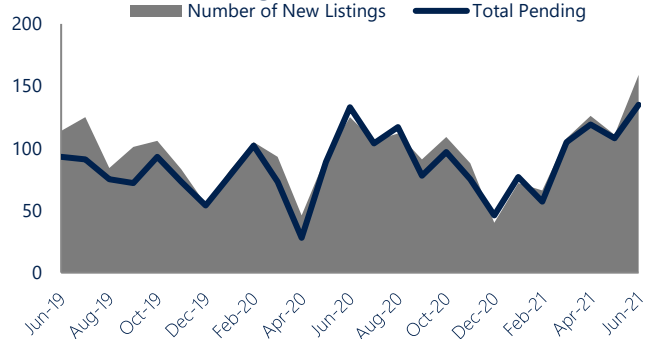
This month there were 159 homes newly listed for sale in North York, Faustown, and Shiloh compared to 125 in June 2020, an increase of 27%. There were 135 current contracts pending sale this June compared to 133 a year ago. The number of current contracts is 2% higher than last June.

Months of Supply

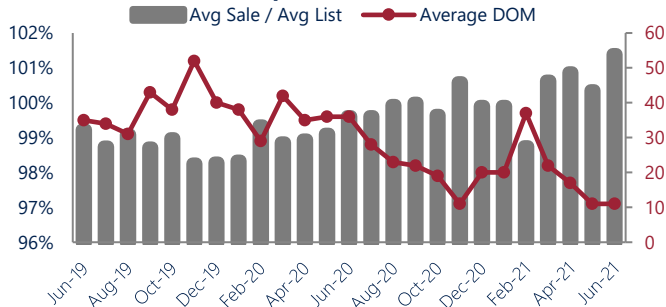
In June, there was 0.7 months of supply available in North York, Faustown, and Shiloh, compared to 1.5 in June 2020. That is a decrease of 55% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in North York, Faustown, and Shiloh was 101.4% of the average list price, which is 1.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 11, lower than the average last year, which was 36, a decrease of 69%.

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