



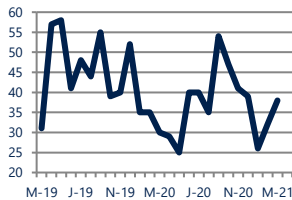
Focus On: Olney Housing Market

March 2021

Zip Code(s): 19120

Units Sold

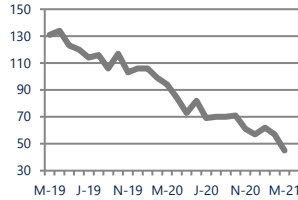
38



Up 27%
Vs. Year Ago

Active Inventory

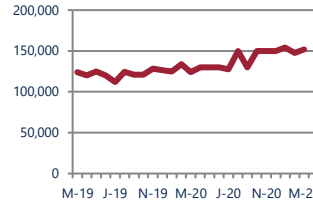
45



Down -52%
Vs. Year Ago

Median Sale Price

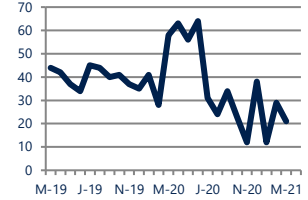
\$152,000



Up 23%
Vs. Year Ago

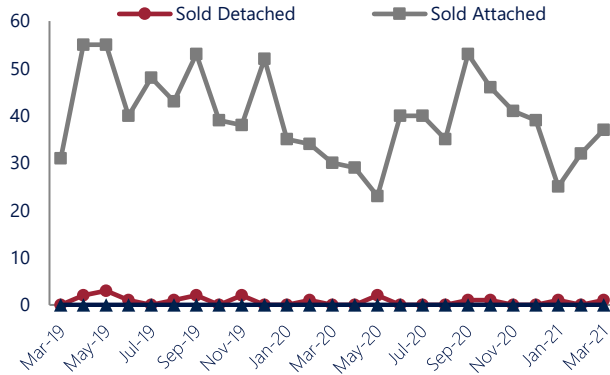
Days On Market

21



Down
Vs. Year Ago

Units Sold*



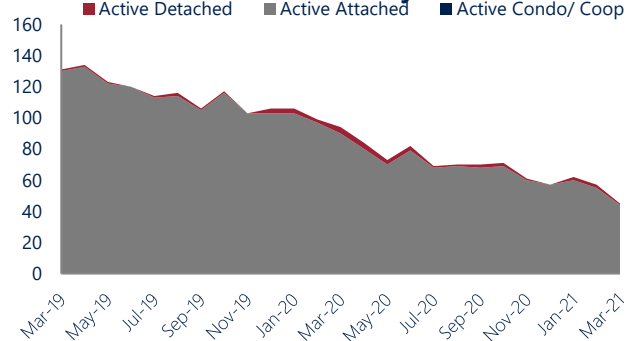
Units Sold

There was an increase in total units sold in March, with 38 sold this month in Olney versus 32 last month, an increase of 19%. This month's total units sold was higher than at this time last year, an increase of 27% versus March 2020.

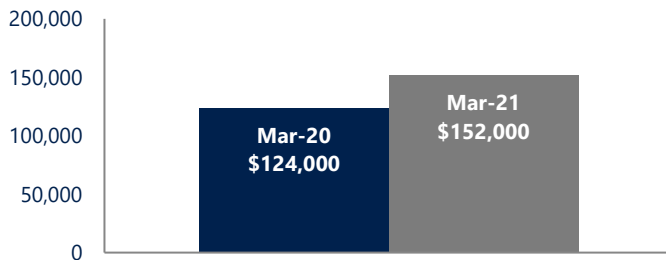
Active Inventory

Versus last year, the total number of homes available this month is lower by 49 units or 52%. The total number of active inventory this March was 45 compared to 94 in March 2020. This month's total of 45 is lower than the previous month's total supply of available inventory of 57, a decrease of 21%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Olney Homes was \$124,000. This March, the median sale price was \$152,000, an increase of 23% or \$28,000 compared to last year. The current median sold price is 3% higher 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.

Olney are defined as properties listed in zip code/s 19120.

*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.





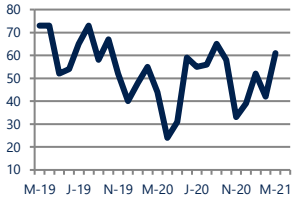
Focus On: Olney Housing Market

March 2021

Zip Code(s): 19120

New Listings

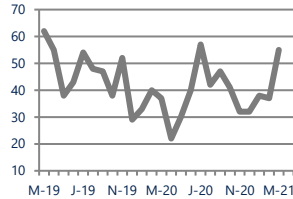
61



Up 39%
Vs. Year Ago

Current Contracts

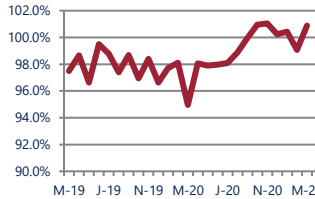
55



Up 49%
Vs. Year Ago

Sold Vs. List Price

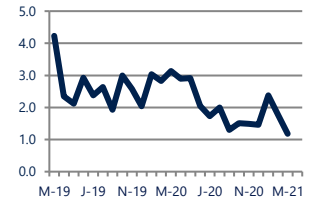
100.9%



Up
Vs. Year Ago

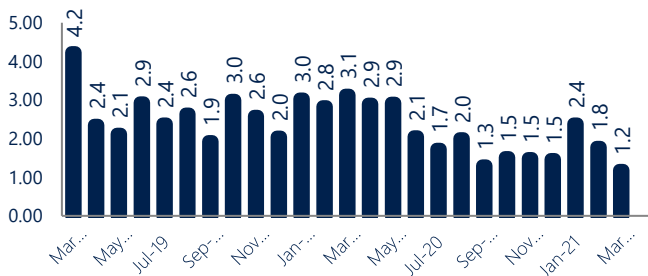
Months of Supply

1.2



Down -62%
Vs. Year Ago

Months Of Supply



Months of Supply

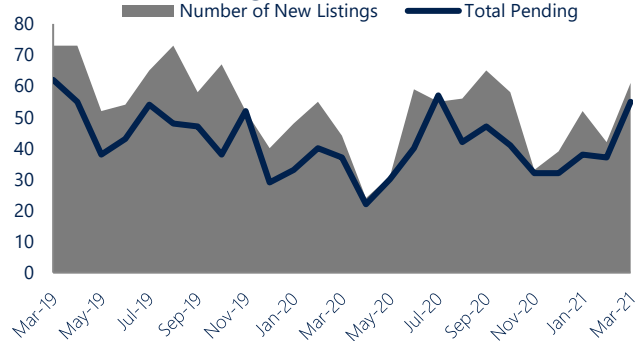
In March, there was 1.2 months of supply available in Olney, compared to 3.1 in March 2020. That is a decrease of 62% versus a year ago.

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.

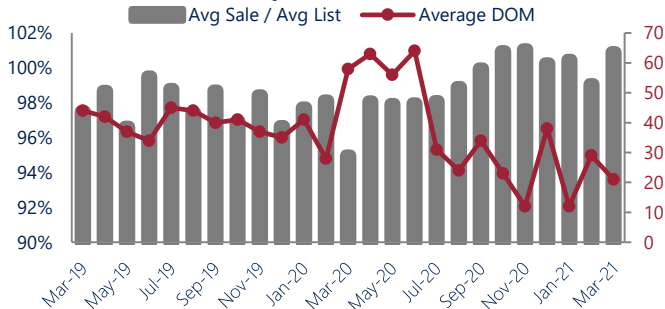
New Listings & Current Contracts

This month there were 61 homes newly listed for sale in Olney compared to 44 in March 2020, an increase of 39%. There were 55 current contracts pending sale this March compared to 37 a year ago. The number of current contracts is 49% 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 Olney was 100.9% of the average list price, which is higher than at this time last year.

Days On Market

This month, the average number of days on market was 21, lower than the average last year, which was 58. This decrease was impacted by the limited number of sales.



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