



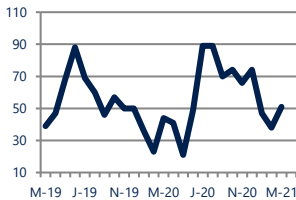
Focus On: Oxford, Landenberg, and West Grove Housing Market

March 2021

Zip Code(s): 19363, 19390, 19350, 19352, 19330, 19362, 19360, 19351, 19347, 19346 and 19318

Units Sold

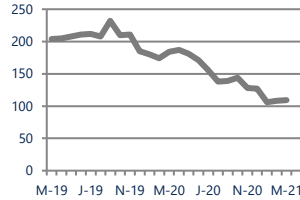
51



Up 16%
Vs. Year Ago

Active Inventory

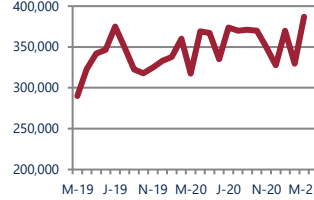
109



Down -41%
Vs. Year Ago

Median Sale Price

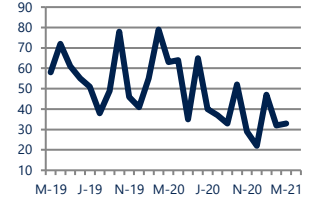
\$387,000



Up 22%
Vs. Year Ago

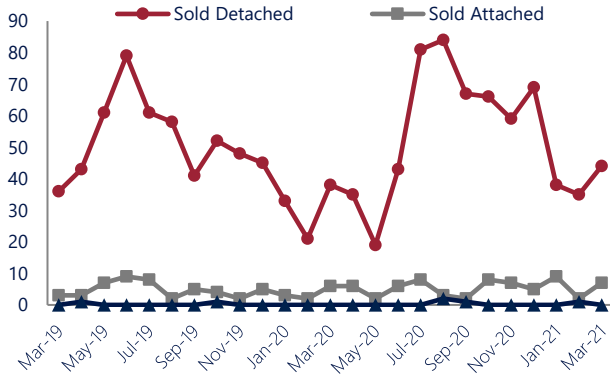
Days On Market

33



Down -48%
Vs. Year Ago

Units Sold*



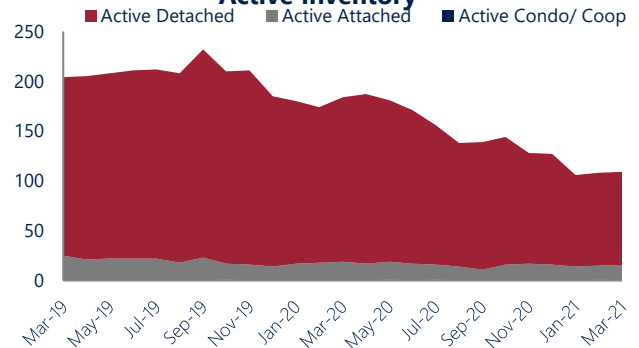
Units Sold

There was an increase in total units sold in March, with 51 sold this month in Oxford, Landenberg, and West Grove versus 38 last month, an increase of 34%. This month's total units sold was higher than at this time last year, an increase of 16% versus March 2020.

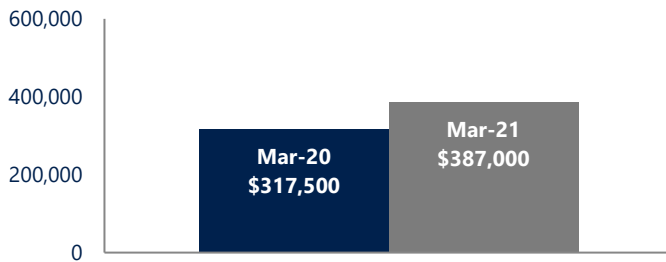
Active Inventory

Versus last year, the total number of homes available this month is lower by 75 units or 41%. The total number of active inventory this March was 109 compared to 184 in March 2020. This month's total of 109 is higher than the previous month's total supply of available inventory of 108, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Oxford, Landenberg, and West Grove Homes was \$317,500. This March, the median sale price was \$387,000, an increase of 22% or \$69,500 compared to last year. The current median sold price is 17% 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.

Oxford, Landenberg, and West Grove are defined as properties listed in zip code/s 19363, 19390, 19350, 19352, 19330, 19362, 19360, 19351, 19347, 19346 and 19318.

*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.





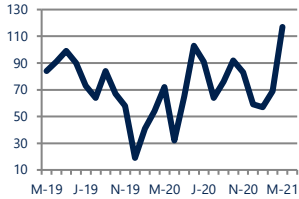
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March 2021

Zip Code(s): 19363, 19390, 19350, 19352, 19330, 19362, 19360, 19351, 19347, 19346 and 19318

New Listings

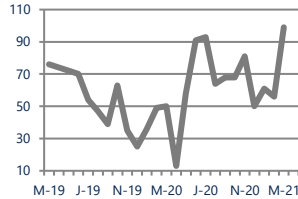
117



Up 63%
Vs. Year Ago

Current Contracts

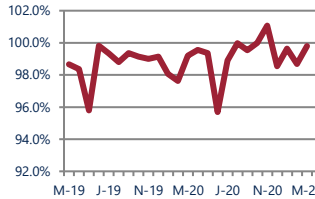
99



Up 98%
Vs. Year Ago

Sold Vs. List Price

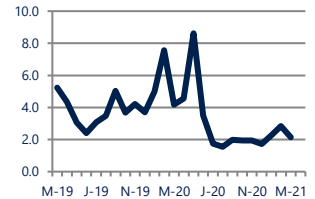
99.8%



Up 0.6%
Vs. Year Ago

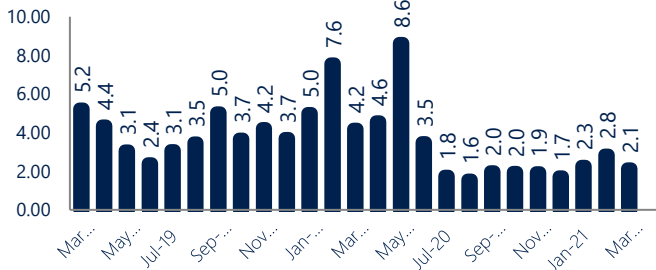
Months of Supply

2.1



Down -49%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

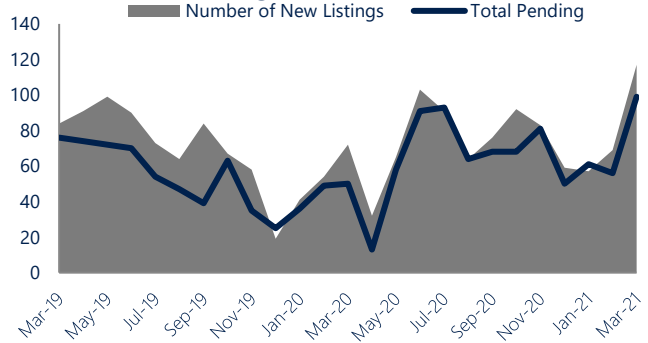
This month there were 117 homes newly listed for sale in Oxford, Landenberg, and West Grove compared to 72 in March 2020, an increase of 63%. There were 99 current contracts pending sale this March compared to 50 a year ago. The number of current contracts is 98% higher than last March.

Months of Supply

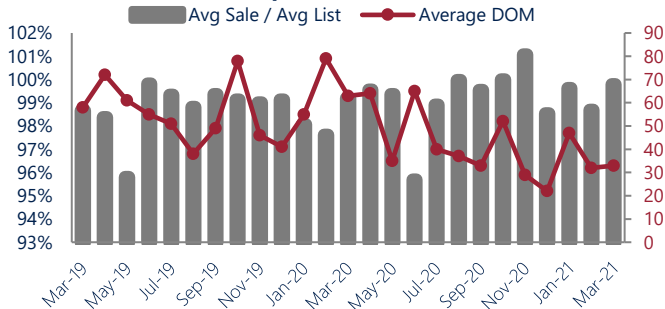
In March, there was 2.1 months of supply available in Oxford, Landenberg, and West Grove, compared to 4.2 in March 2020. That is a decrease of 49% versus a year ago.

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 March, the average sale price in Oxford, Landenberg, and West Grove was 99.8% 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 33, lower than the average last year, which was 63, a decrease of 48%.



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