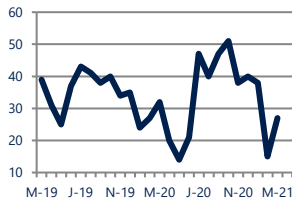




Zip Code(s): 19607

Units Sold

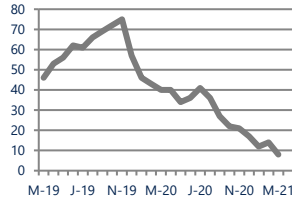
27



Down
Vs. Year Ago

Active Inventory

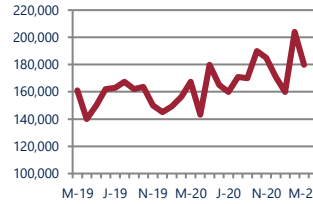
8



Down -80%
Vs. Year Ago

Median Sale Price

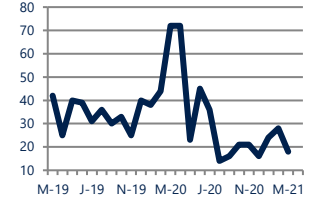
\$179,900



Up 7%
Vs. Year Ago

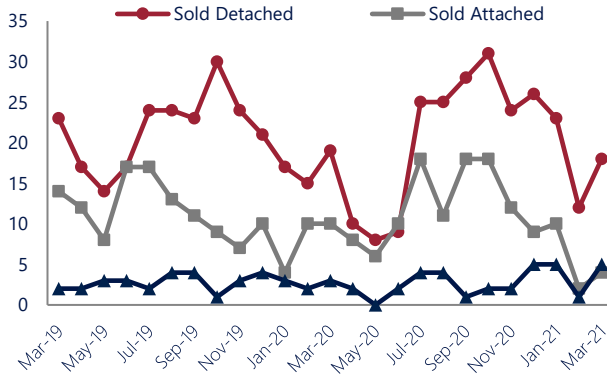
Days On Market

18



Down
Vs. Year Ago

Units Sold*



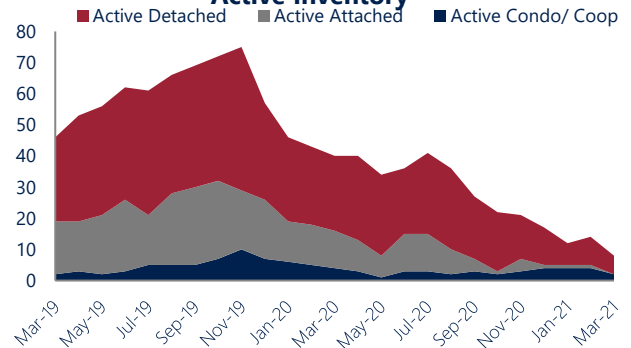
Units Sold

With relatively few transactions, there was an increase in total units sold in March, with 27 sold this month in Shillington, Kenhorst, and Flying Hills. This month's total units sold was lower than at this time last year, a decrease from March 2020.

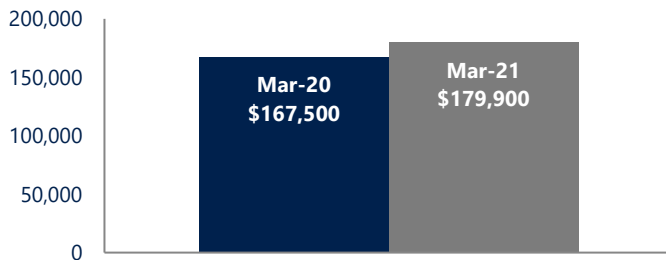
Active Inventory

Versus last year, the total number of homes available this month is lower by 32 units or 80%. The total number of active inventory this March was 8 compared to 40 in March 2020. This month's total of 8 is lower than the previous month's total supply of available inventory of 14, a decrease of 43%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Shillington, Kenhorst, and Flying Hills Homes was \$167,500. This March, the median sale price was \$179,900, an increase of 7% or \$12,400 compared to last year. The current median sold price is 12% 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.

Shillington, Kenhorst, and Flying Hills are defined as properties listed in zip code/s 19607.

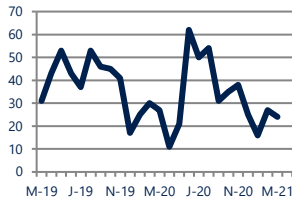
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.
Information included in this report is based on data supplied by BRIGHTMLS 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): 19607

New Listings

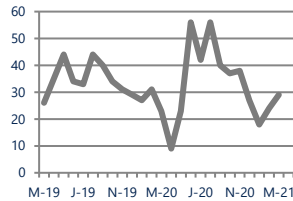
24



Down -11%
Vs. Year Ago

Current Contracts

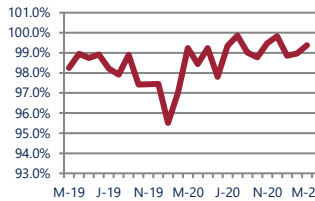
29



Up 26%
Vs. Year Ago

Sold Vs. List Price

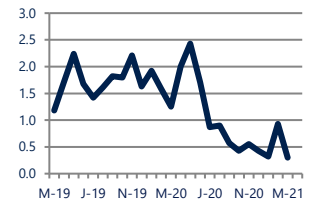
99.4%



No Change
Vs. Year Ago

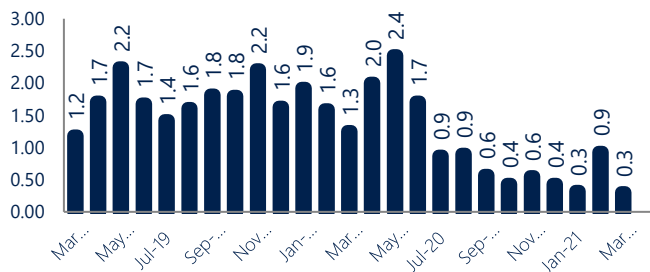
Months of Supply

0.3



Down -76%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

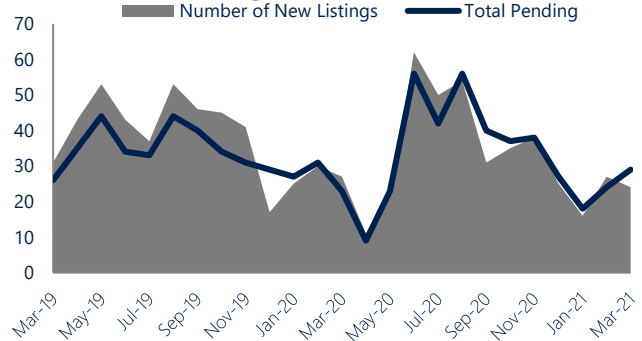
This month there were 24 homes newly listed for sale in Shillington, Kenhorst, and Flying Hills compared to 27 in March 2020, a decrease of 11%. There were 29 current contracts pending sale this March compared to 23 a year ago. The number of current contracts is 26% higher than last March.

Months of Supply

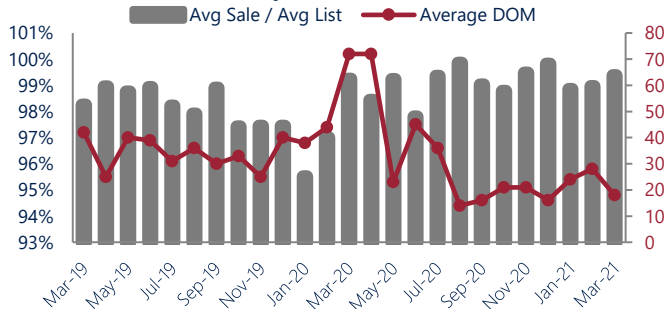
In March, there was 0.3 months of supply available in Shillington, Kenhorst, and Flying Hills, compared to 1.3 in March 2020. That is a decrease of 76% versus a year ago.

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 Shillington, Kenhorst, and Flying Hills was 99.4% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 18, lower than the average last year, which was 72. This decrease was impacted by the limited number of sales.



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