

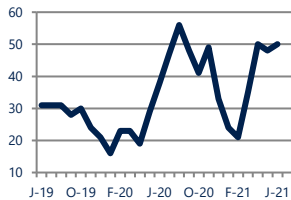


Focus On: Westmoreland County Housing Market

June 2021

Units Sold

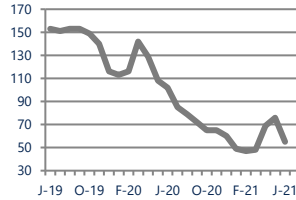
50



Up 32%
 Vs. Year Ago

Active Inventory

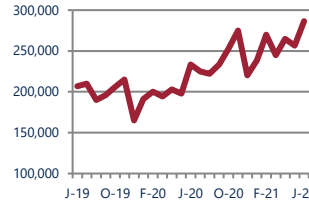
55



Down -46%
 Vs. Year Ago

Median Sale Price

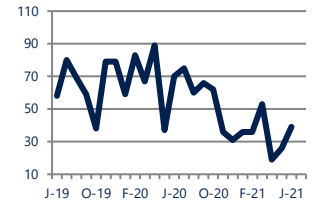
\$286,450



Up 23%
 Vs. Year Ago

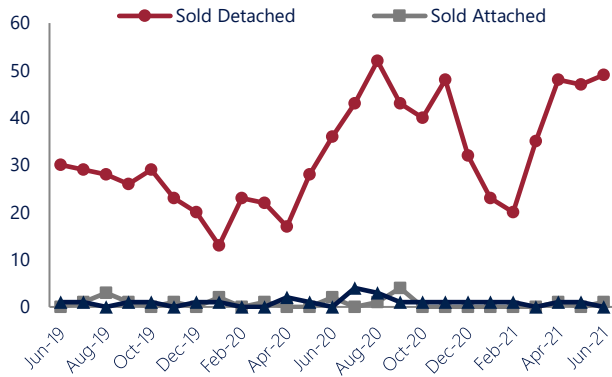
Days On Market

39



Down -44%
 Vs. Year Ago

Units Sold*



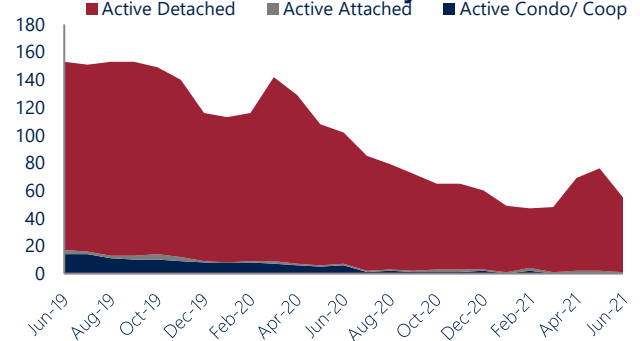
Units Sold

There was an increase in total units sold in June, with 50 sold this month in Westmoreland County versus 48 last month, an increase of 4%. This month's total units sold was higher than at this time last year, an increase of 32% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 47 units or 46%. The total number of active inventory this June was 55 compared to 102 in June 2020. This month's total of 55 is lower than the previous month's total supply of available inventory of 76, a decrease of 28%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Westmoreland County Homes was \$233,500. This June, the median sale price was \$286,450, an increase of 23% or \$52,950 compared to last year. The current median sold price is 12% 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.



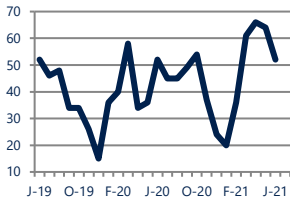
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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





New Listings

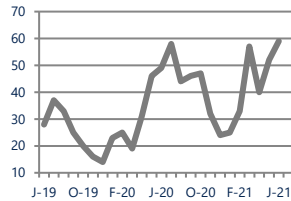
52



No Change
Vs. Year Ago

Current Contracts

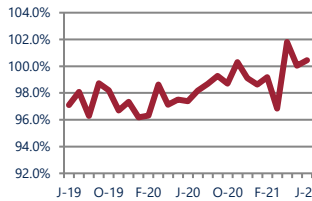
59



Up 20%
Vs. Year Ago

Sold Vs. List Price

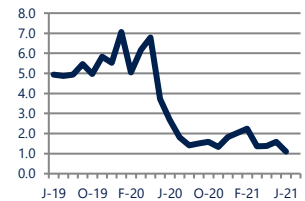
100.5%



Up 3.2%
Vs. Year Ago

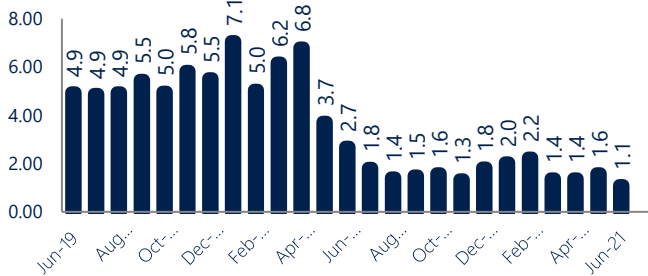
Months of Supply

1.1



Down -59%
Vs. Year Ago

Months Of Supply



Months of Supply

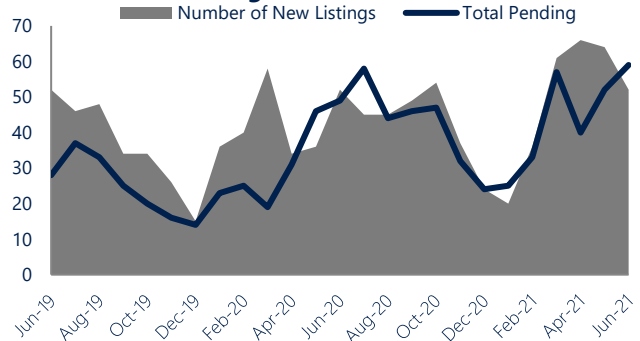
In June, there was 1.1 months of supply available in Westmoreland County, compared to 2.7 in June 2020. That is a decrease of 59% versus a year ago.

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.

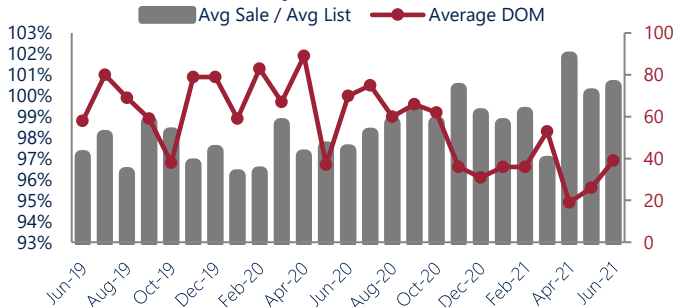
New Listings & Current Contracts

This month there were 52 homes newly listed for sale in Westmoreland County, which is similar to the amount in June 2020. There were 59 current contracts pending sale this June compared to 49 a year ago. The number of current contracts is 20% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Westmoreland County was 100.5% of the average list price, which is 3.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 39, lower than the average last year, which was 70, a decrease of 44%.



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