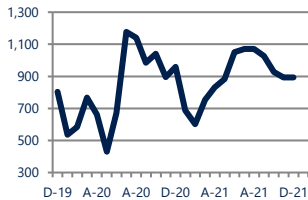




Units Sold

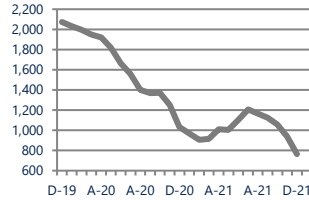
894



Down -7%
Vs. Year Ago

Active Inventory

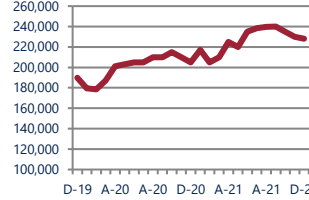
764



Down -26%
Vs. Year Ago

Median Sale Price

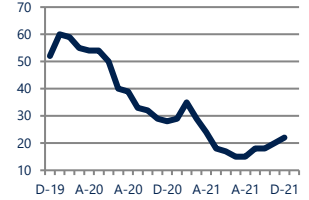
\$228,000



Up 11%
Vs. Year Ago

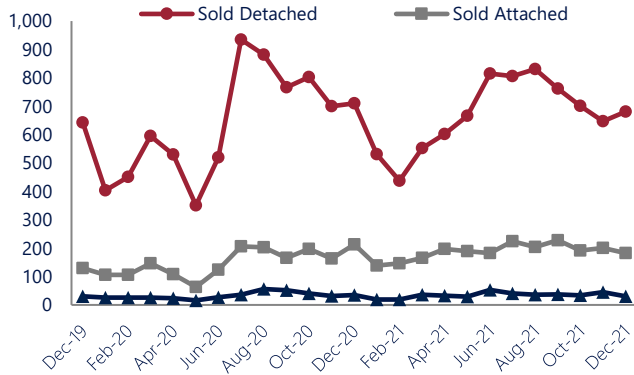
Days On Market

22



Down -21%
Vs. Year Ago

Units Sold*



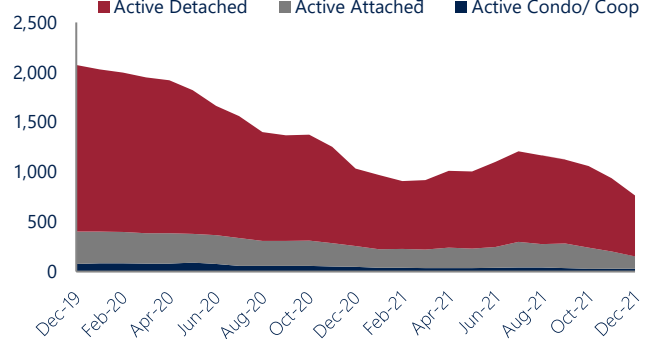
Units Sold

The number of units sold remained stable in December, with 894 sold this month in Southern Pennsylvania. This month's total units sold was lower than at this time last year, a decrease of 7% versus December 2020.

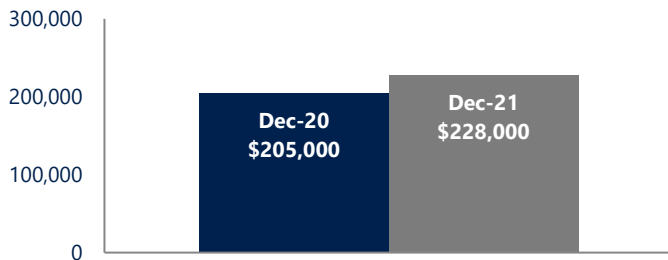
Active Inventory

Versus last year, the total number of homes available this month is lower by 270 units or 26%. The total number of active inventory this December was 764 compared to 1,034 in December 2020. This month's total of 764 is lower than the previous month's total supply of available inventory of 937, a decrease of 18%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Southern Pennsylvania Homes was \$205,000. This December, the median sale price was \$228,000, an increase of 11% or \$23,000 compared to last year. The current median sold price is 1% lower than in November.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

*Defined as the counties of Adams, Franklin, Fulton, and York

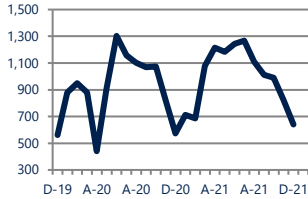
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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

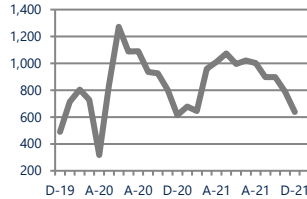
641



Up 12%
Vs. Year Ago

Current Contracts

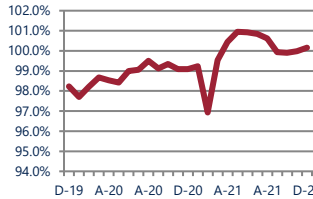
637



Up 4%
Vs. Year Ago

Sold Vs. List Price

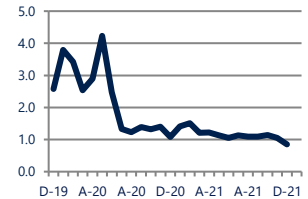
100.2%



Up 1.1%
Vs. Year Ago

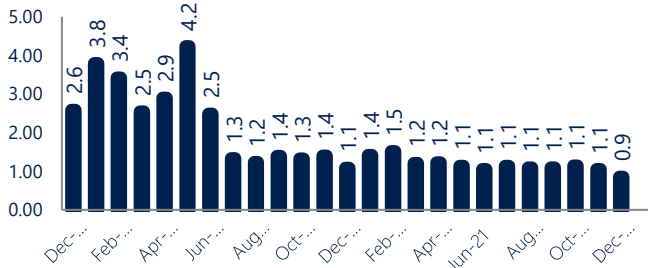
Months of Supply

0.9



Down -21%
Vs. Year Ago

Months of Supply



Months of Supply

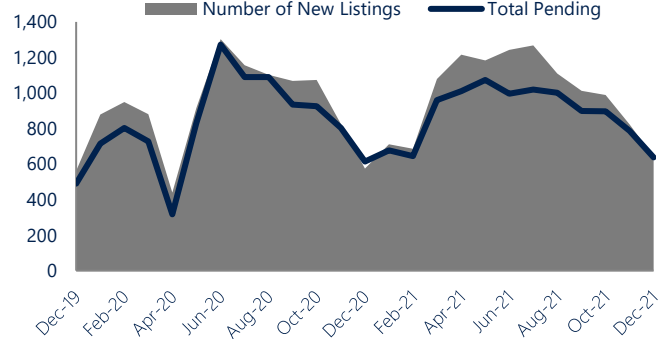
In December, there was 0.9 months of supply available in Southern Pennsylvania, compared to 1.1 in December 2020. That is a decrease of 21% versus a year ago.

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.

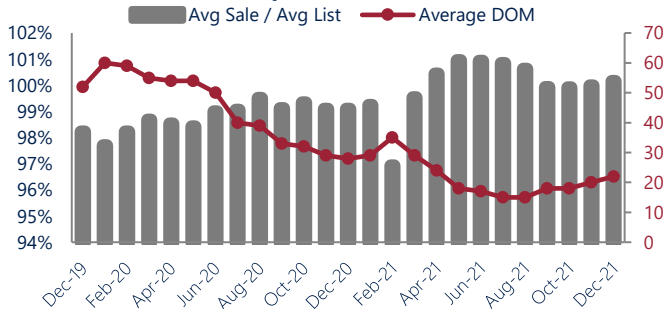
New Listings & Current Contracts

This month there were 641 homes newly listed for sale in Southern Pennsylvania compared to 574 in December 2020, an increase of 12%. There were 637 current contracts pending sale this December compared to 614 a year ago. The number of current contracts is 4% higher than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Southern Pennsylvania was 100.2% of the average list price, which is 1.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 22, lower than the average last year, which was 28, a decrease of 21%.



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*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.

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