February 2021

Detached
Attached

Local Market **Insight**

19001

MarketStats
by ShowingTime

Presented by
Rick Sheppard
eXp Realty, LLC
Email: rick@ricksheppard.com
Mobile Phone: 610-864-9872
Web: ricksheppard.com

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February 2021
19001 - Detached

New Listings 16

▲100.0% from Jan 2021: **8**

▼-11.1% from Feb 2020: **18**

YTD	2021	2020	+/-
	24	**30**	-20.0%

5-year Feb average: **15**

New Pendings 13

▲8.3% from Jan 2021: **12**

▼-13.3% from Feb 2020: **15**

YTD	2021	2020	+/-
	24	**25**	-4.0%

5-year Feb average: **14**

Closed Sales 5

▼-37.5% from Jan 2021: **8**

▼-44.4% from Feb 2020: **9**

YTD	2021	2020	+/-
	13	**19**	-31.6%

5-year Feb average: **8**

Median Sold Price $345,000

▲9.0% from Jan 2021: **$316,500**

▼-4.2% from Feb 2020: **$360,000**

YTD	2021	2020	+/-
	$325,000	**$330,000**	-1.5%

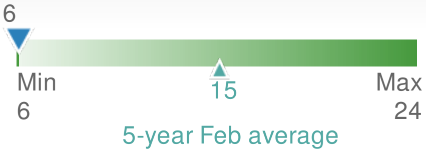
5-year Feb average: **$295,659**

Summary

In 19001, the median sold price for Detached properties for February was $345,000, representing an increase of 9% compared to last month and a decrease of 4.2% from Feb 2020. The average days on market for units sold in February was 20 days, 38% below the 5-year February average of 32 days. There was an 8.3% month over month increase in new contract activity with 13 New Pendings; a 63.6% MoM increase in All Pendings (new contracts + contracts carried over from January) to 18; and a 200% increase in supply to 6 active units.

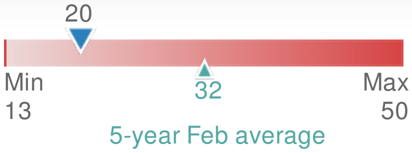
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, down from 5.50 in January and an increase from 1.18 in February 2020. The Contract Ratio is 88% higher than the 5-year February average of 1.60. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 6



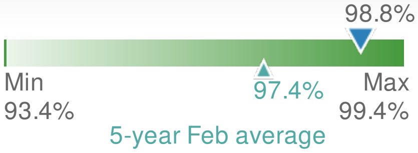
Jan 2021	Feb 2020
2	**17**

Avg DOM 20



Jan 2021	Feb 2020	YTD
32	**13**	**27**

Avg Sold to OLP Ratio 98.8%



Jan 2021	Feb 2020	YTD
103.1%	**99.4%**	**101.4%**

Data Source: Bright MLS. Statistics calculated March 04, 2021.

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19001 - Attached

New Listings 2

▼ -33.3% from Jan 2021: 3

▼ -33.3% from Feb 2020: 3

YTD	2021	2020	+/-
	5	6	-16.7%

5-year Feb average: **2**

New Pendings 1

▼ -66.7% from Jan 2021: 3

↔ 0.0% from Feb 2020: 1

YTD	2021	2020	+/-
	4	2	100.0%

5-year Feb average: **2**

Closed Sales 1

▼ -50.0% from Jan 2021: 2

↔ 0.0% from Feb 2020: 1

YTD	2021	2020	+/-
	4	2	100.0%

5-year Feb average: **1**

Median Sold Price $295,000

▲ 12.7% from Jan 2021: **$261,700**

▲ 13.5% from Feb 2020: **$260,000**

YTD	2021	2020	+/-
	$266,750	$261,750	1.9%

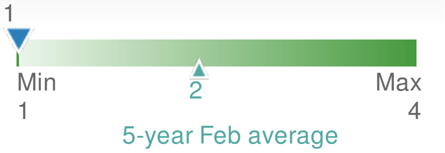
5-year Feb average: **$241,180**

Summary

In 19001, the median sold price for Attached properties for February was $295,000, representing an increase of 12.7% compared to last month and an increase of 13.5% from Feb 2020. The average days on market for units sold in February was 4 days, 95% below the 5-year February average of 85 days. There was a 66.7% month over month decrease in new contract activity with 1 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 3; and a 0% increase in supply to 1 active units.

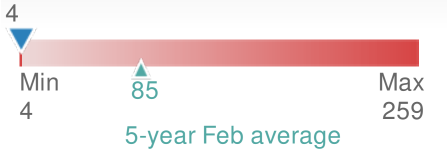
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 0.00 in January and an increase from 1.00 in February 2020. The Contract Ratio is 86% higher than the 5-year February average of 1.62. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 1



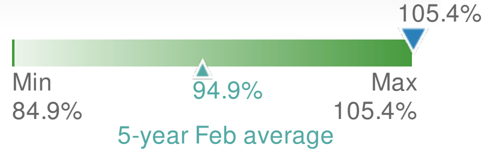
Jan 2021	Feb 2020
0	2

Avg DOM 4



Jan 2021	Feb 2020	YTD
5	45	7

Avg Sold to OLP Ratio 105.4%



Jan 2021	Feb 2020	YTD
100.7%	97.0%	101.7%

Data Source: Bright MLS. Statistics calculated March 04, 2021.

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