

February 2021

Detached
Attached

Local Market Insight

19468

February 2021

19468 - Detached

eXp Realty, LLC

Email: rick@ricksheppard.com

Mobile Phone: 610-864-9872

Web: ricksheppard.com

New Listings**11**

 **-21.4%**  **-38.9%**
 from Jan 2021: **14** from Feb 2020: **18**

YTD	2021	2020	+/-
	25	25	0.0%

5-year Feb average: **16****New Pendings****13**

 **8.3%**  **-23.5%**
 from Jan 2021: **12** from Feb 2020: **17**

YTD	2021	2020	+/-
	25	24	4.2%

5-year Feb average: **14****Closed Sales****7**

 **-50.0%**  **16.7%**
 from Jan 2021: **14** from Feb 2020: **6**

YTD	2021	2020	+/-
	21	21	0.0%

5-year Feb average: **7****Median Sold Price****\$310,000**

 **-21.5%**  **-16.2%**
 from Jan 2021: **\$394,950** from Feb 2020: **\$370,000**

YTD	2021	2020	+/-
	\$374,900	\$320,500	17.0%

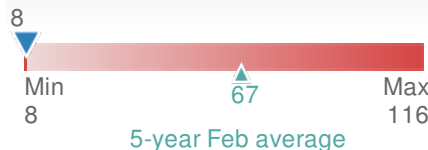
5-year Feb average: **\$314,727****Summary**

In 19468, the median sold price for Detached properties for February was \$310,000, representing a decrease of 21.5% compared to last month and a decrease of 16.2% from Feb 2020. The average days on market for units sold in February was 8 days, 88% below the 5-year February average of 67 days. There was an 8.3% month over month increase in new contract activity with 13 New Pendings; a 42.9% MoM increase in All Pendings (new contracts + contracts carried over from January) to 20; and a 42.9% decrease in supply to 4 active units.

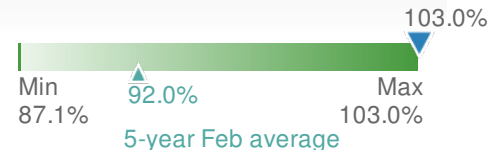
This activity resulted in a Contract Ratio of 5.00 pendings per active listing, up from 2.00 in January and an increase from 0.88 in February 2020. The Contract Ratio is 206% higher than the 5-year February average of 1.63. A higher Contract Ratio signifies a relative increase in contract activity compared 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**4**

Jan 2021	Feb 2020
7	25

Avg DOM**8**

Jan 2021	Feb 2020	YTD
19	30	15

Avg Sold to OLP Ratio**103.0%**

Jan 2021	Feb 2020	YTD
100.9%	91.6%	101.6%

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New Listings**20** **25.0%**from Jan 2021:
16 **-37.5%**from Feb 2020:
32

YTD	2021	2020	+/-
	36	57	-36.8%

5-year Feb average: **26****New Pendings****15** **-16.7%**from Jan 2021:
18 **-50.0%**from Feb 2020:
30

YTD	2021	2020	+/-
	32	45	-28.9%

5-year Feb average: **23****Closed Sales****20** **33.3%**from Jan 2021:
15 **42.9%**from Feb 2020:
14

YTD	2021	2020	+/-
	35	33	6.1%

5-year Feb average: **13****Median
Sold Price****\$341,917** **39.6%**from Jan 2021:
\$245,000 **37.0%**from Feb 2020:
\$249,500

YTD	2021	2020	+/-
	\$267,500	\$250,000	7.0%

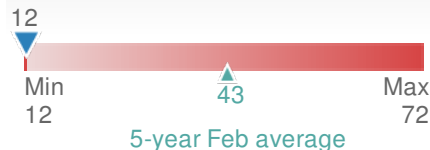
5-year Feb average: **\$238,233****Summary**

In 19468, the median sold price for Attached properties for February was \$341,917, representing an increase of 39.6% compared to last month and an increase of 37% from Feb 2020. The average days on market for units sold in February was 12 days, 72% below the 5-year February average of 43 days. There was a 16.7% month over month decrease in new contract activity with 15 New Pendings; a 10.3% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 52; and a 10.5% increase in supply to 21 active units.

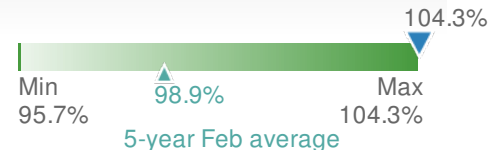
This activity resulted in a Contract Ratio of 2.48 pendings per active listing, down from 3.05 in January and an increase from 1.76 in February 2020. The Contract Ratio is 94% higher than the 5-year February average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared 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**21**

Jan 2021	Feb 2020
19	33

Avg DOM**12**

Jan 2021	Feb 2020	YTD
22	72	16

**Avg Sold to
OLP Ratio****104.3%**

Jan 2021	Feb 2020	YTD
98.8%	98.1%	101.9%