February 2021

Detached
Attached

Local Market Insight

19468

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

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19468 - Detached

New Listings 11

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

YTD	2021	2020	+/-
	25	**25**	0.0%

5-year Feb average: **16**

New Pendings 13

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

YTD	2021	2020	+/-
	25	**24**	4.2%

5-year Feb average: **14**

Closed Sales 7

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

YTD	2021	2020	+/-
	21	**21**	0.0%

5-year Feb average: **7**

Median Sold Price $310,000

-21.5% from Jan 2021: **$394,950**
-16.2% 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

Min 4 — 25 (5-year Feb average) — Max 41

Jan 2021	Feb 2020
7	**25**

Avg DOM 8

Min 8 — 67 (5-year Feb average) — Max 116

Jan 2021	Feb 2020	YTD
19	**30**	**15**

Avg Sold to OLP Ratio 103.0%

Min 87.1% — 92.0% (5-year Feb average) — Max 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

21

Min 21 | 41 | Max 58

5-year Feb average

Jan 2021	Feb 2020
19	**33**

Avg DOM 12

12

Min 12 | 43 | Max 72

5-year Feb average

Jan 2021	Feb 2020	YTD
22	**72**	**16**

Avg Sold to OLP Ratio 104.3%

104.3%

Min 95.7% | 98.9% | Max 104.3%

5-year Feb average

Jan 2021	Feb 2020	YTD
98.8%	**98.1%**	**101.9%**

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

MarketStats by ShowingTime