

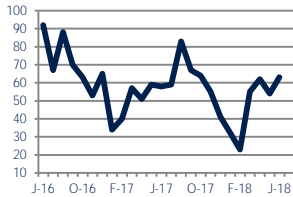
Focus On: Gettysburg, Fairfield, and Western Adams County Housing Market

June 2018

Zip Code(s): 17325, 17320, 17307, 17353, 17324, 17304, 17303, 17306, 17343 and 17310

Units Sold

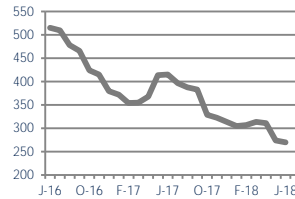
63



Up 9%
Vs. Year Ago

Active Inventory

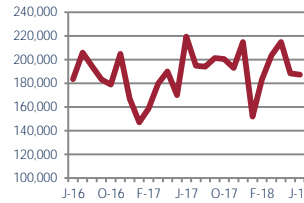
270



Down -35%
Vs. Year Ago

Median Sale Price

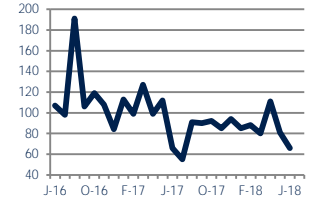
\$187,450



Down -15%
Vs. Year Ago

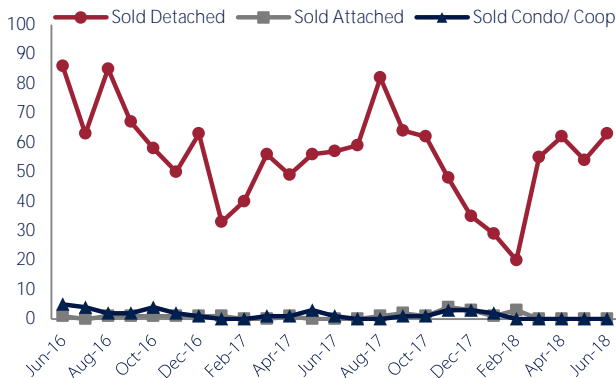
Days On Market

66



No Change
Vs. Year Ago

Units Sold*



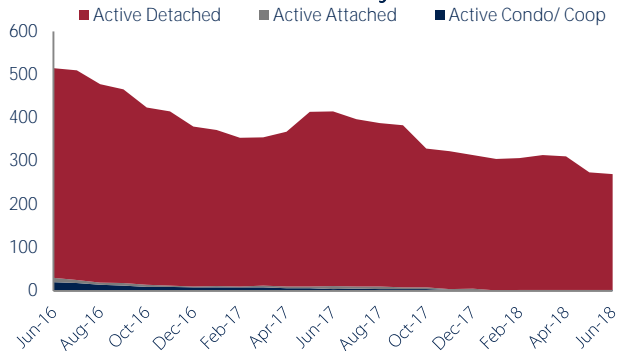
Units Sold

There was an increase in total units sold in June, with 63 sold this month in Gettysburg, Fairfield, and Western Adams County versus 54 last month, an increase of 17%. This month's total units sold was higher than at this time last year, an increase of 9% versus June 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 145 units or 35%. The total number of active inventory this June was 270 compared to 415 in June 2017. This month's total of 270 is lower than the previous month's total supply of available inventory of 274, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Gettysburg, Fairfield, and Western Adams County Homes was \$219,500. This June, the median sale price was \$187,450, a decrease of 15% or \$32,050 compared to last year. The current median sold price is 1% lower 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.

Gettysburg, Fairfield, and Western Adams County are defined as properties listed in zip code/s 17325, 17320, 17307, 17353, 17324, 17304, 17303, 17306, 17343 and 17310.

*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.



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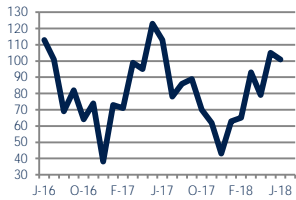
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New Listings

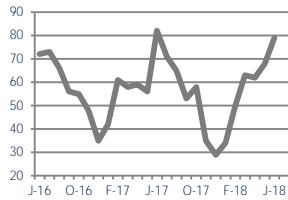
101



Down -11%
Vs. Year Ago

Current Contracts

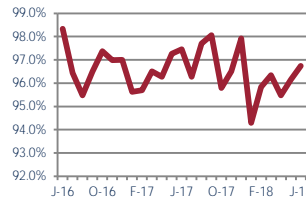
79



Down -4%
Vs. Year Ago

Sold Vs. List Price

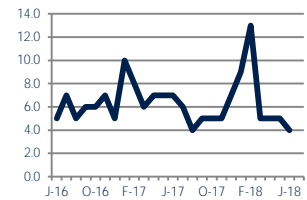
96.7%



Down -0.7%
Vs. Year Ago

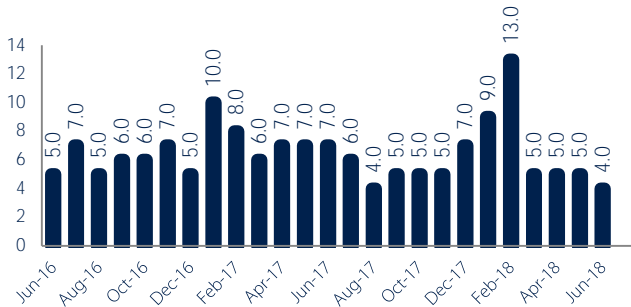
Months of Supply

4.0



Down -43%
Vs. Year Ago

Months Of Supply



Months of Supply

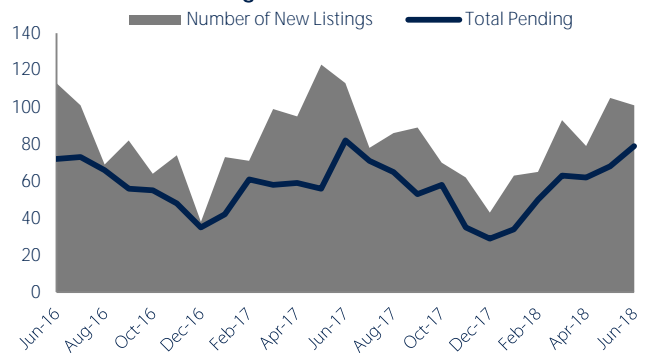
In June, there was 4.3 months of supply available in Gettysburg, Fairfield, and Western Adams County, compared to 7.2 in June 2017. That is a decrease of 40% versus a year ago.

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.

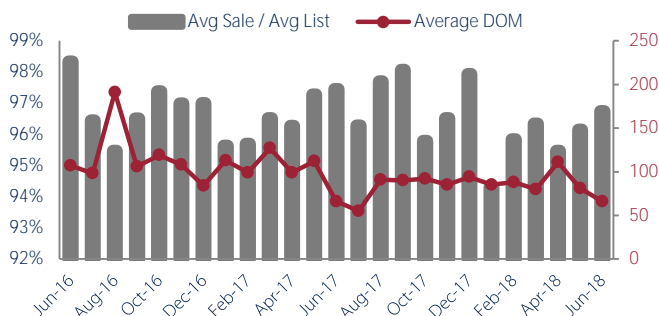
New Listings & Current Contracts

This month there were 101 homes newly listed for sale in Gettysburg, Fairfield, and Western Adams County compared to 113 in June 2017, a decrease of 11%. There were 79 current contracts pending sale this June compared to 82 a year ago. The number of current contracts is 4% lower 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 Gettysburg, Fairfield, and Western Adams County was 96.7% of the average list price, which is 0.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 66, which is similar compared to a year ago.



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