



The Long & Foster Market Minute™

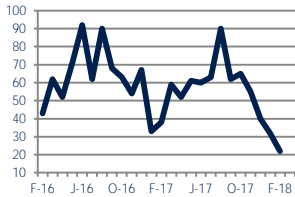
Focus On: Gettysburg, Fairfield, and Western Adams County Housing Market

February 2018

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

Units Sold

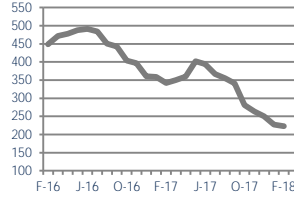
22



Down
Vs. Year Ago

Active Inventory

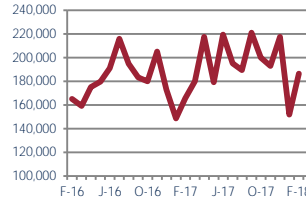
223



Down -35%
Vs. Year Ago

Median Sale Price

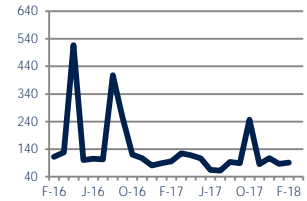
\$186,376



Up 13%
Vs. Year Ago

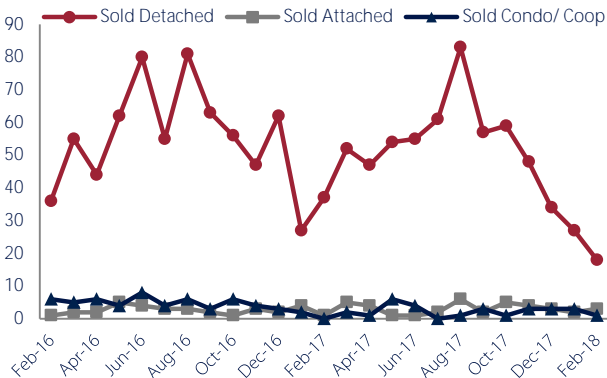
Days On Market

91



Down -5%
Vs. Year Ago

Units Sold*



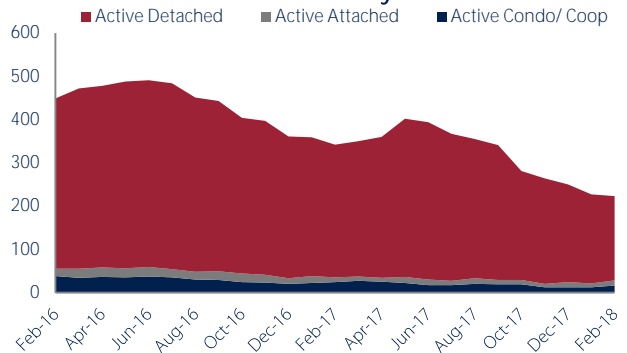
Units Sold

With relatively few transactions, there was a decrease in total units sold in February, with 22 sold this month in Gettysburg, Fairfield, and Western Adams County. This month's total units sold was lower than at this time last year, a decrease from February 2017.

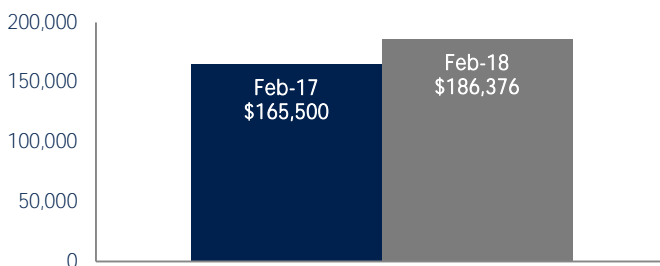
Active Inventory

Versus last year, the total number of homes available this month is lower by 119 units or 35%. The total number of active inventory this February was 223 compared to 342 in February 2017. This month's total of 223 is lower than the previous month's total supply of available inventory of 227, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Gettysburg, Fairfield, and Western Adams County Homes was \$165,500. This February, the median sale price was \$186,376, an increase of 13% or \$20,876 compared to last year. The current median sold price is 23% higher than in January.

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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE



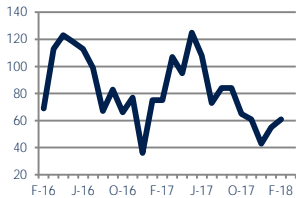
Focus On: Gettysburg, Fairfield, and Western Adams County Housing Market

February 2018

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

New Listings

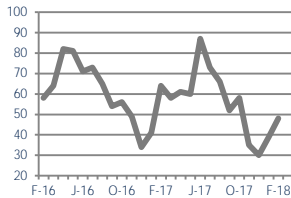
61



Down -19%
Vs. Year Ago

Current Contracts

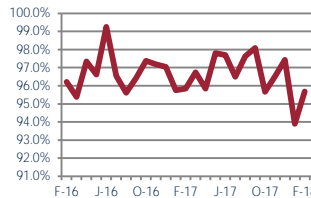
48



Down -25%
Vs. Year Ago

Sold Vs. List Price

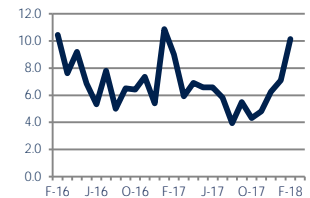
95.7%



No Change
Vs. Year Ago

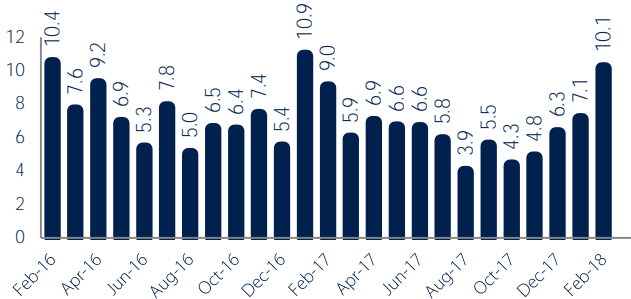
Months of Supply

10.1



Up 13%
Vs. Year Ago

Months Of Supply



Months of Supply

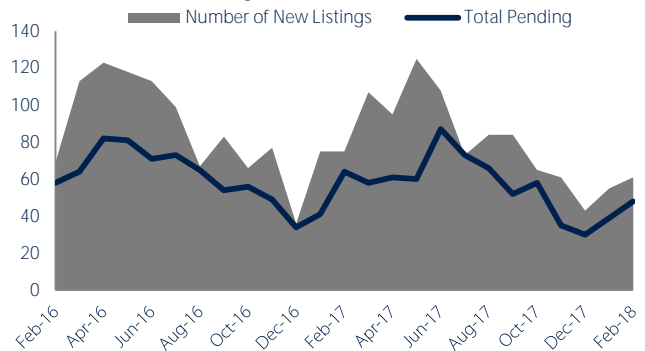
In February, there was 10.1 months of supply available in Gettysburg, Fairfield, and Western Adams County, compared to 9.0 in February 2017. That is an increase of 13% versus a year ago.

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.

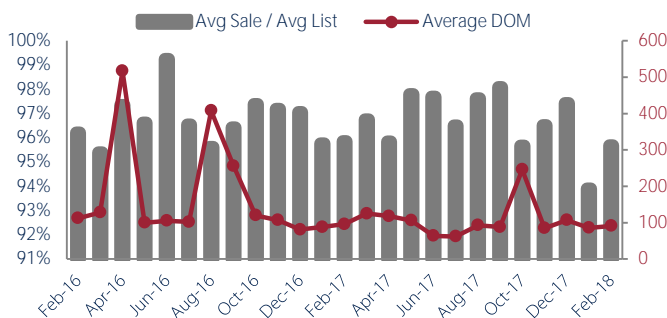
New Listings & Current Contracts

This month there were 61 homes newly listed for sale in Gettysburg, Fairfield, and Western Adams County compared to 75 in February 2017, a decrease of 19%. There were 48 current contracts pending sale this February compared to 64 a year ago. The number of current contracts is 25% lower than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Gettysburg, Fairfield, and Western Adams County was 95.7% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 91, lower than the average last year, which was 96, a decrease of 5%.



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.

