



The Long & Foster Market Minute™

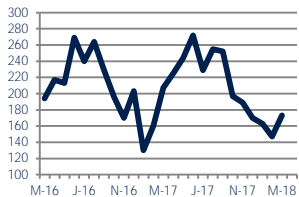
Focus On: Greater York Housing Market

March 2018

Zip Code(s): 17401, 17404, 17403, 17402, 17408 and 17406

Units Sold

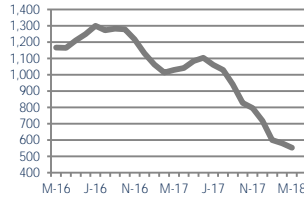
173



Down -16%
Vs. Year Ago

Active Inventory

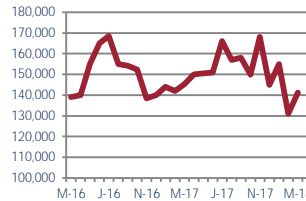
553



Down -46%
Vs. Year Ago

Median Sale Price

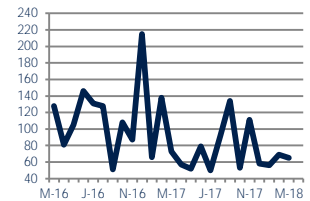
\$141,250



Down -3%
Vs. Year Ago

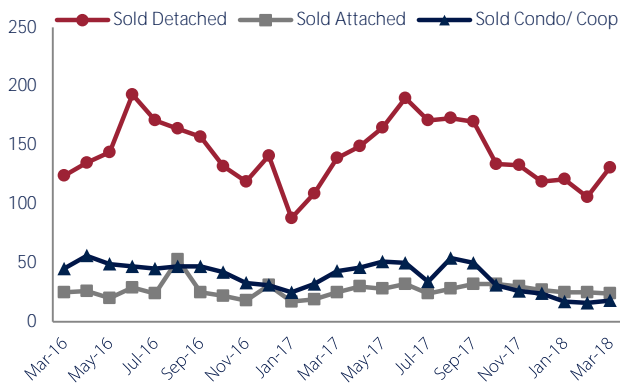
Days On Market

65



Down -11%
Vs. Year Ago

Units Sold*



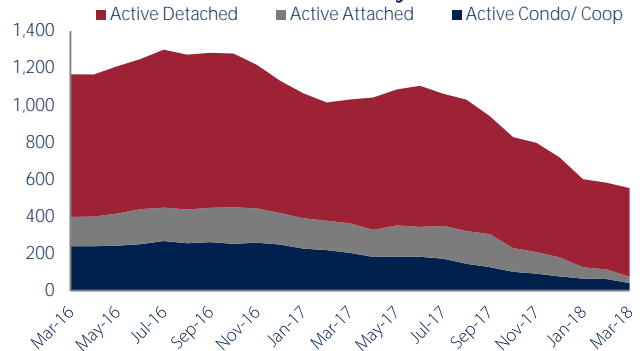
Units Sold

There was an increase in total units sold in March, with 173 sold this month in Greater York versus 147 last month, an increase of 18%. This month's total units sold was lower than at this time last year, a decrease of 16% versus March 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 478 units or 46%. The total number of active inventory this March was 553 compared to 1,031 in March 2017. This month's total of 553 is lower than the previous month's total supply of available inventory of 582, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Greater York Homes was \$145,150. This March, the median sale price was \$141,250, a decrease of 3% or \$3,900 compared to last year. The current median sold price is 8% higher than in February.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Greater York are defined as properties listed in zip code/s 17401, 17404, 17403, 17402, 17408 and 17406.

*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



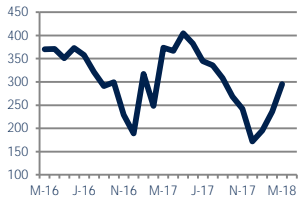
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New Listings

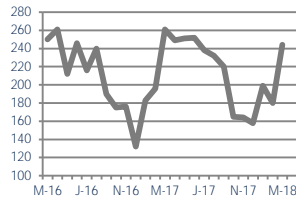
295



Down -21%
Vs. Year Ago

Current Contracts

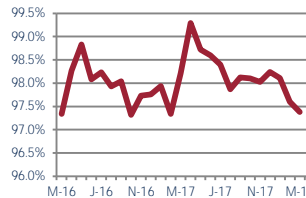
244



Down -7%
Vs. Year Ago

Sold Vs. List Price

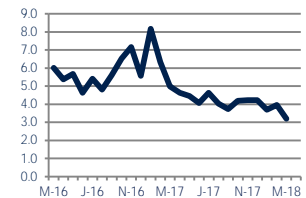
97.4%



Down -0.8%
Vs. Year Ago

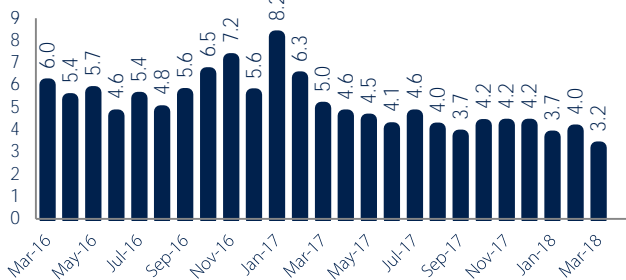
Months of Supply

3.2



Down -36%
Vs. Year Ago

Months Of Supply



Months of Supply

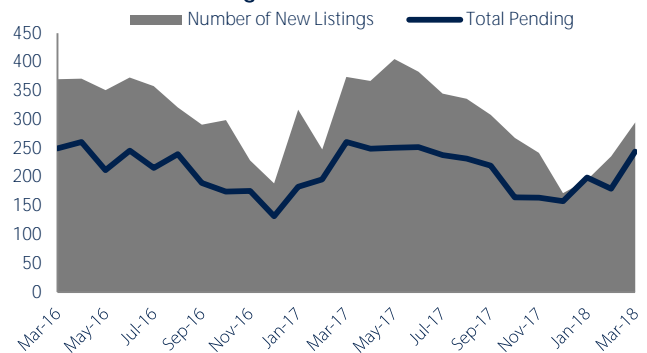
In March, there was 3.2 months of supply available in Greater York, compared to 5.0 in March 2017. That is a decrease of 36% versus a year ago.

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.

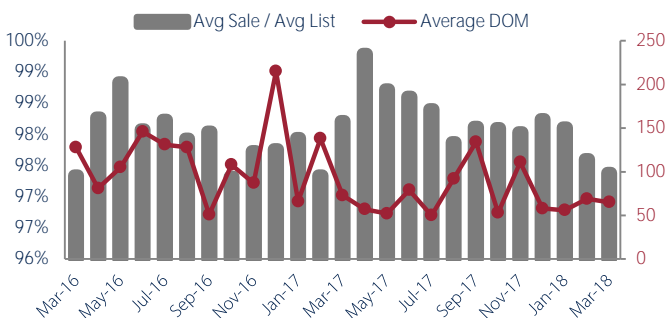
New Listings & Current Contracts

This month there were 295 homes newly listed for sale in Greater York compared to 374 in March 2017, a decrease of 21%. There were 244 current contracts pending sale this March compared to 261 a year ago. The number of current contracts is 7% lower than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Greater York was 97.4% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 65, lower than the average last year, which was 73, a decrease of 11%.



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