

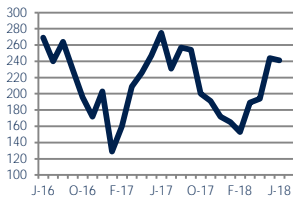
Focus On: Greater York Housing Market

June 2018

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

Units Sold

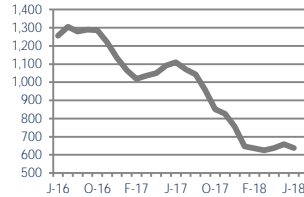
241



Down -12%
Vs. Year Ago

Active Inventory

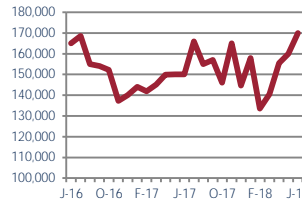
637



Down -43%
Vs. Year Ago

Median Sale Price

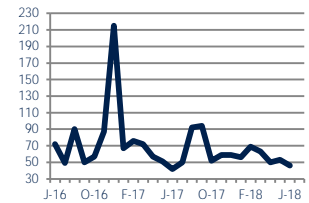
\$169,900



Up 13%
Vs. Year Ago

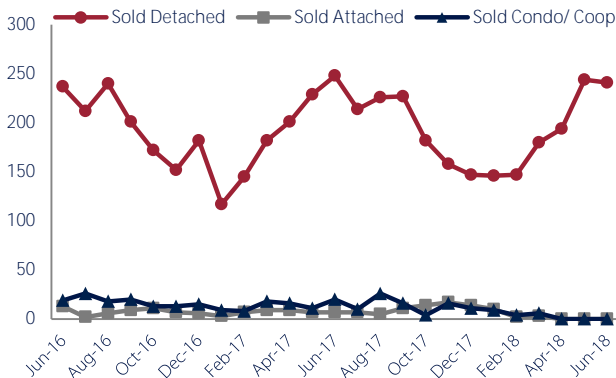
Days On Market

46



Up 10%
Vs. Year Ago

Units Sold*



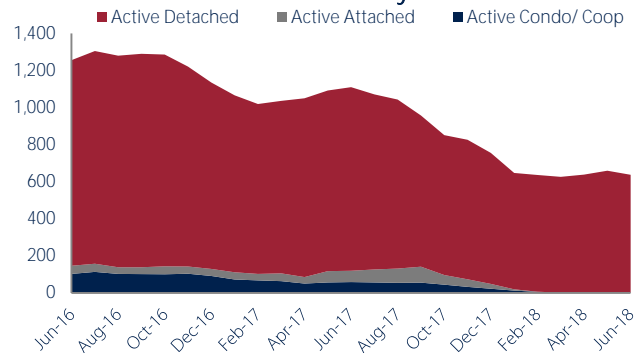
Units Sold

There was a decrease in total units sold in June, with 241 sold this month in Greater York versus 244 last month, a decrease of 1%. This month's total units sold was lower than at this time last year, a decrease of 12% versus June 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 473 units or 43%. The total number of active inventory this June was 637 compared to 1,110 in June 2017. This month's total of 637 is lower than the previous month's total supply of available inventory of 659, a decrease of 3%.

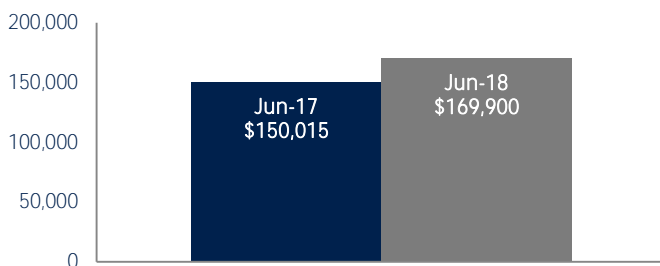
Active Inventory*



Median Sale Price

Last June, the median sale price for Greater York Homes was \$150,015. This June, the median sale price was \$169,900, an increase of 13% or \$19,885 compared to last year. The current median sold price is 6% higher than in May.

Median Sale Price



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



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*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.



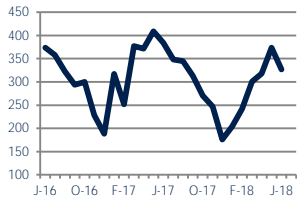
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June 2018

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

New Listings

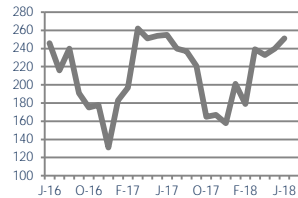
327



Down -15%
Vs. Year Ago

Current Contracts

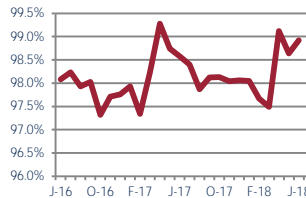
251



Down -2%
Vs. Year Ago

Sold Vs. List Price

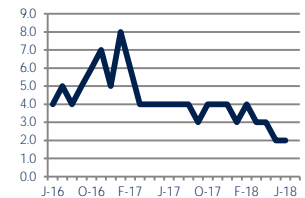
98.9%



No Change
Vs. Year Ago

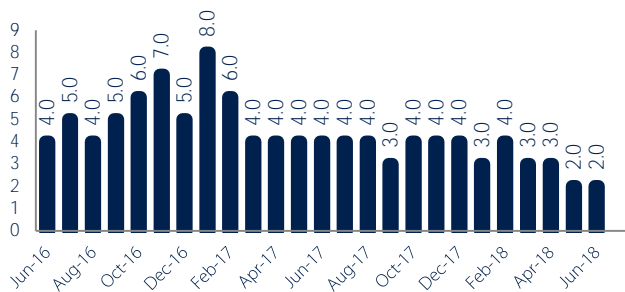
Months of Supply

2.0



Down -50%
Vs. Year Ago

Months Of Supply



Months of Supply

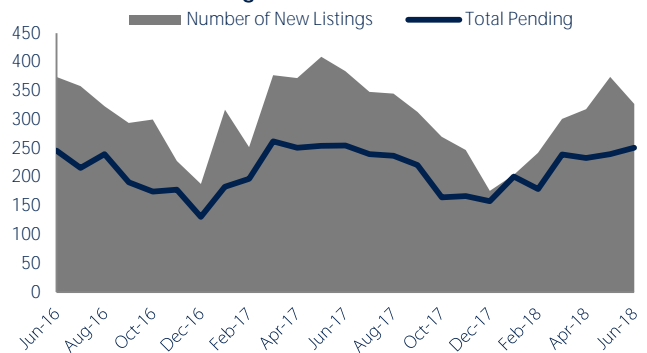
In June, there was 2.6 months of supply available in Greater York, compared to 4.0 in June 2017. That is a decrease of 35% versus a year ago.

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.

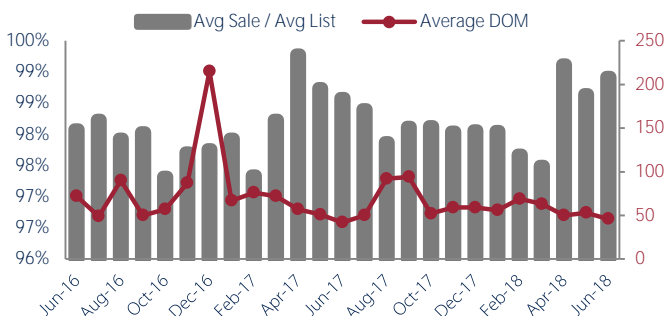
New Listings & Current Contracts

This month there were 327 homes newly listed for sale in Greater York compared to 384 in June 2017, a decrease of 15%. There were 251 current contracts pending sale this June compared to 255 a year ago. The number of current contracts is 2% 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 Greater York was 98.9% 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 46, higher than the average last year, which was 42, an increase of 10%.



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