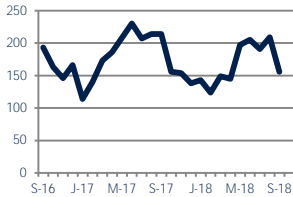


Focus On: Greater York Housing Market

September 2018

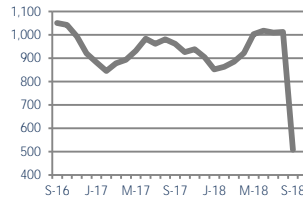
Zip Code(s): 17401, 17404, 17403, 17402, 17408 and 17406

Units Sold
156



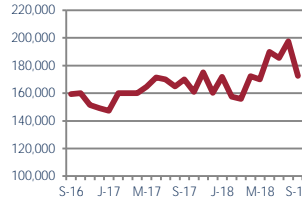
Down -27%
Vs. Year Ago

Active Inventory
508



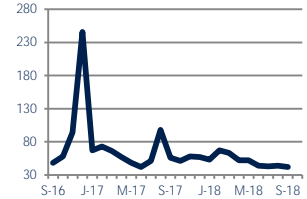
Down -47%
Vs. Year Ago

Median Sale Price
\$172,450

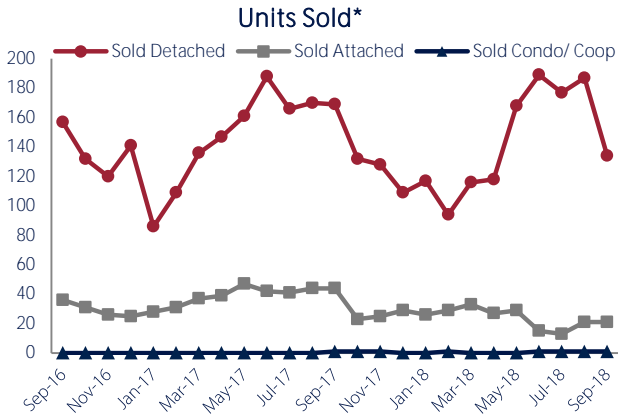


Up 1%
Vs. Year Ago

Days On Market
42



Down -25%
Vs. Year Ago

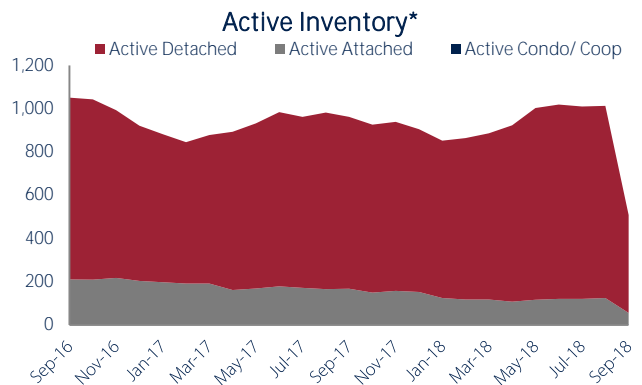


Units Sold

There was a decrease in total units sold in September, with 156 sold this month in Greater York versus 209 last month, a decrease of 25%. This month's total units sold was lower than at this time last year, a decrease of 27% versus September 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 454 units or 47%. The total number of active inventory this September was 508 compared to 962 in September 2017. This month's total of 508 is lower than the previous month's total supply of available inventory of 1,013, a decrease of 50%.



Median Sale Price



Median Sale Price

Last September, the median sale price for Greater York Homes was \$170,000. This September, the median sale price was \$172,450, an increase of 1% or \$2,450 compared to last year. The current median sold price is 13% lower than in August.

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.



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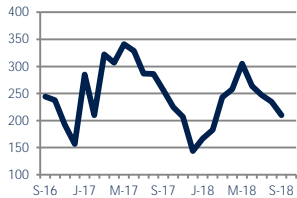
Focus On: Greater York Housing Market

September 2018

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

New Listings

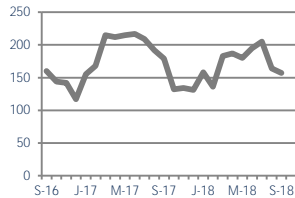
210



Down -18%
Vs. Year Ago

Current Contracts

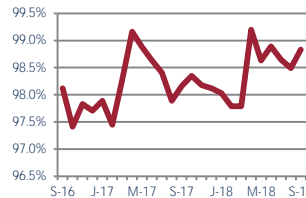
157



Down -12%
Vs. Year Ago

Sold Vs. List Price

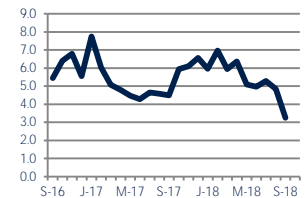
98.8%



Up 0.7%
Vs. Year Ago

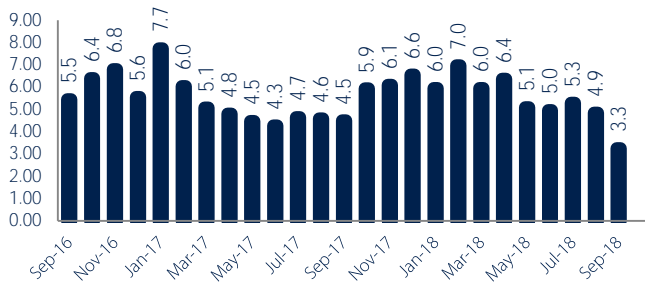
Months of Supply

3.3



Down -28%
Vs. Year Ago

Months Of Supply



Months of Supply

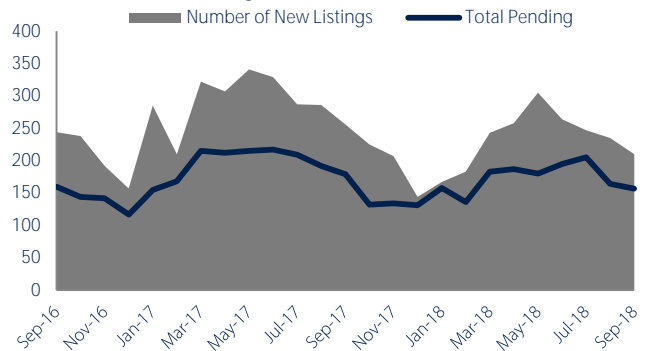
In September, there was 3.3 months of supply available in Greater York, compared to 4.5 in September 2017. That is a decrease of 28% versus a year ago.

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.

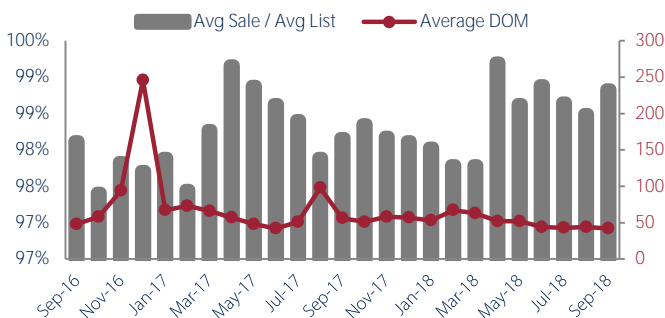
New Listings & Current Contracts

This month there were 210 homes newly listed for sale in Greater York compared to 256 in September 2017, a decrease of 18%. There were 157 current contracts pending sale this September compared to 179 a year ago. The number of current contracts is 12% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Greater York was 98.8% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 42, lower than the average last year, which was 56, a decrease of 25%.



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