

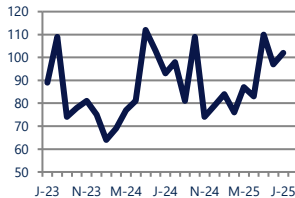
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **HANOVER, SPRING GROVE, AND GLENVILLE HOUSING MARKET**

JULY 2025

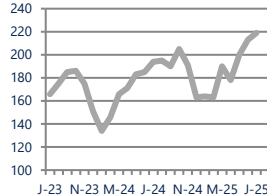
Zip Code(s): 17331, 17362, 17329 and 17311

Units Sold
102



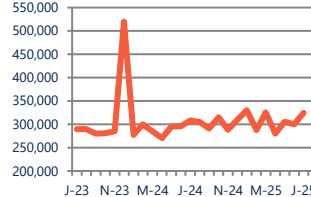
Up 10%
Vs. Year Ago

Active Inventory
219



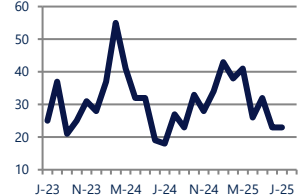
Up 13%
Vs. Year Ago

Median Sale Price
\$324,682



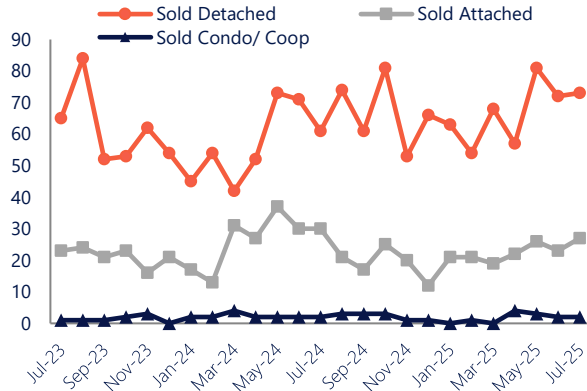
Up 5%
Vs. Year Ago

Days On Market
23



Up 28%
Vs. Year Ago

Units Sold*



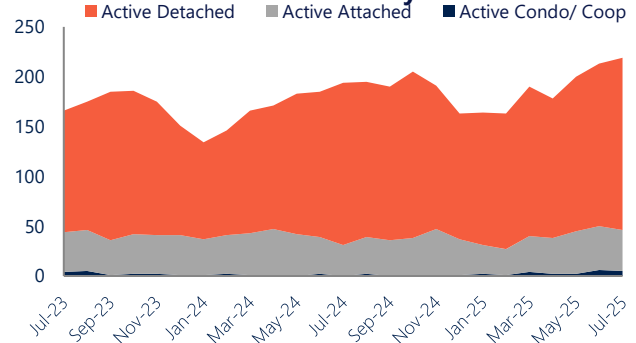
Units Sold

There was an increase in total units sold in July, with 102 sold this month in Hanover, Spring Grove, and Glenville versus 97 last month, an increase of 5%. This month's total units sold was higher than at this time last year, an increase of 10% versus July 2024.

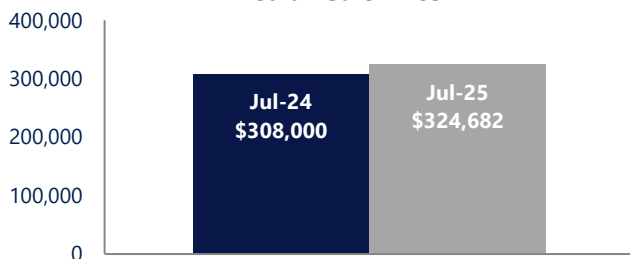
Active Inventory

Versus last year, the total number of homes available this month is higher by 25 units or 13%. The total number of active inventory this July was 219 compared to 194 in July 2024. This month's total of 219 is higher than the previous month's total supply of available inventory of 213, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Hanover, Spring Grove, and Glenville Homes was \$308,000. This July, the median sale price was \$324,682, an increase of 5% or \$16,682 compared to last year. The current median sold price is 8% higher than in June.

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

Hanover, Spring Grove, and Glenville are defined as properties listed in zip code/s 17331, 17362, 17329 and 17311.

*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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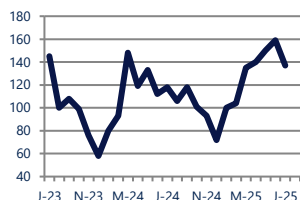
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JULY 2025

Zip Code(s): 17331, 17362, 17329 and 17311

New Listings

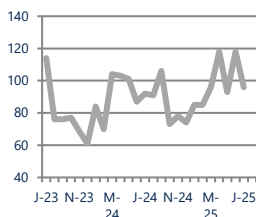
137



Up 16%
Vs. Year Ago

Current Contracts

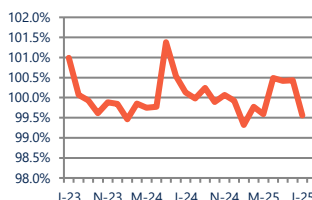
96



Up 4%
Vs. Year Ago

Sold Vs. List Price

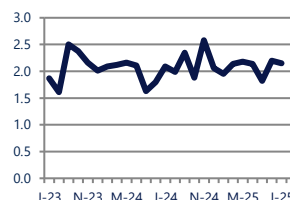
99.6%



Down -0.6%
Vs. Year Ago

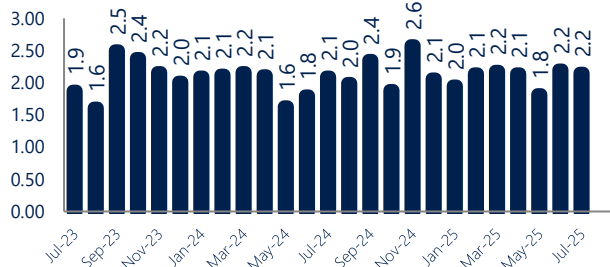
Months of Supply

2.2



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

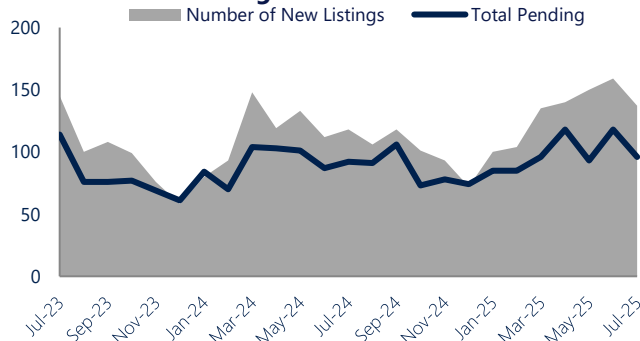
In July, there was 2.1 months of supply available in Hanover, Spring Grove, and Glenville. The amount of supply is similar compared to a year ago.

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.

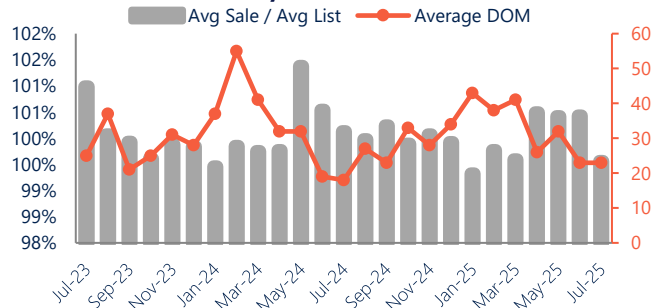
New Listings & Current Contracts

This month there were 137 homes newly listed for sale in Hanover, Spring Grove, and Glenville compared to 118 in July 2024, an increase of 16%. There were 96 current contracts pending sale this July compared to 92 a year ago. The number of current contracts is 4% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Hanover, Spring Grove, and Glenville was 99.6% of the average list price, which is 0.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 23, higher than the average last year, which was 18, an increase of 28%.

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