

# THE LONG & FOSTER MARKET MINUTE™

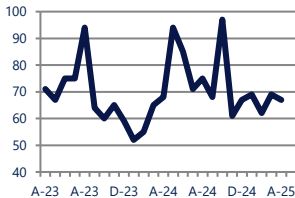
FOCUS ON: **HANOVER HOUSING MARKET**

APRIL 2025

Zip Code(s): 17331

## Units Sold

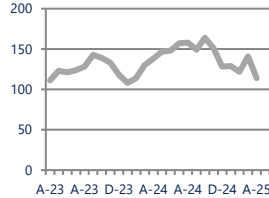
67



**Down -1%**  
Vs. Year Ago

## Active Inventory

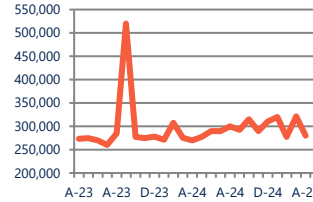
114



**Down -17%**  
Vs. Year Ago

## Median Sale Price

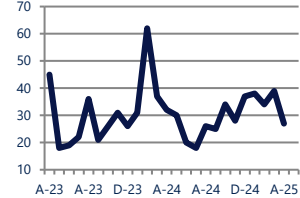
\$280,000



**Up 4%**  
Vs. Year Ago

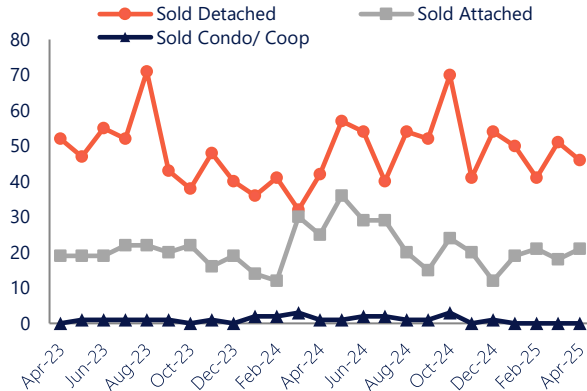
## Days On Market

27



**Down -16%**  
Vs. Year Ago

## Units Sold\*



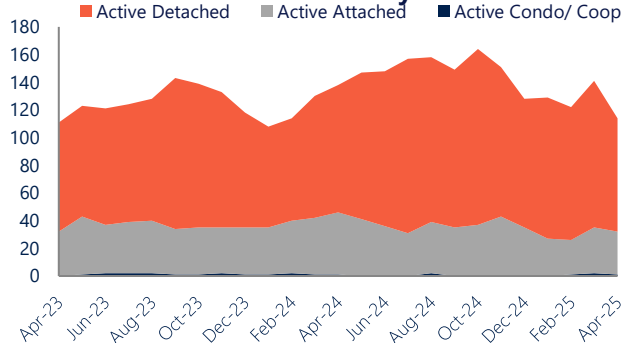
## Units Sold

There was a decrease in total units sold in April, with 67 sold this month in Hanover versus 69 last month, a decrease of 3%. This month's total units sold was lower than at this time last year, a decrease of 1% versus April 2024.

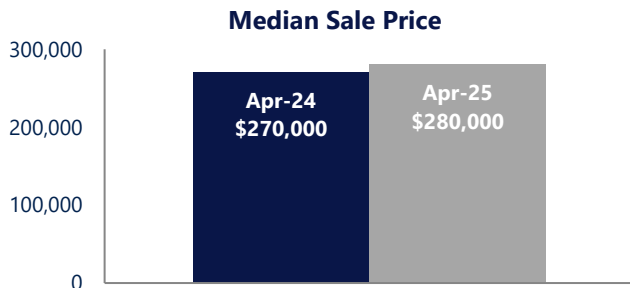
## Active Inventory

Versus last year, the total number of homes available this month is lower by 24 units or 17%. The total number of active inventory this April was 114 compared to 138 in April 2024. This month's total of 114 is lower than the previous month's total supply of available inventory of 141, a decrease of 19%.

## Active Inventory\*



## Median Sale Price



Last April, the median sale price for Hanover Homes was \$270,000. This April, the median sale price was \$280,000, an increase of 4% or \$10,000 compared to last year. The current median sold price is 13% lower than in March.

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

Hanover are defined as properties listed in zip code/s 17331.

\*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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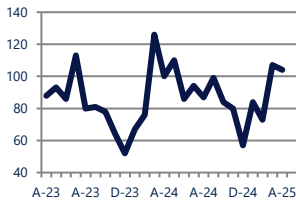
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APRIL 2025

Zip Code(s): 17331

## New Listings

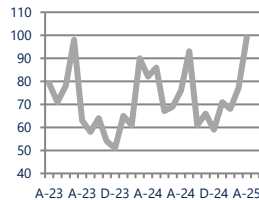
104



Up 4%  
Vs. Year Ago

## Current Contracts

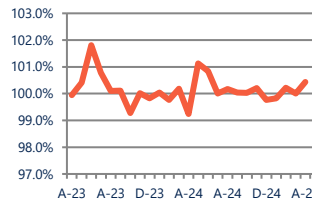
99



Up 21%  
Vs. Year Ago

## Sold Vs. List Price

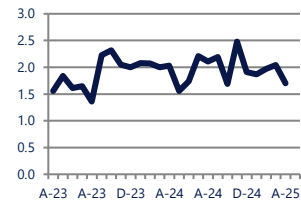
100.4%



Up 1.2%  
Vs. Year Ago

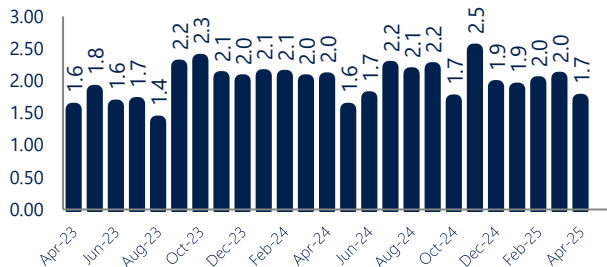
## Months of Supply

1.7



Down -16%  
Vs. Year Ago

## Months Of Supply



## Months of Supply

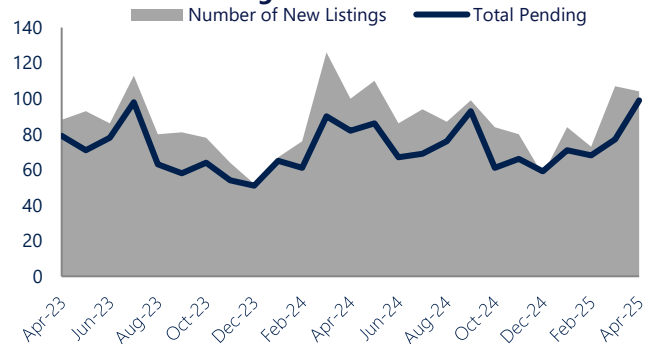
In April, there was 1.7 months of supply available in Hanover, compared to 2.0 in April 2024. That is a decrease of 16% versus a year ago.

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.

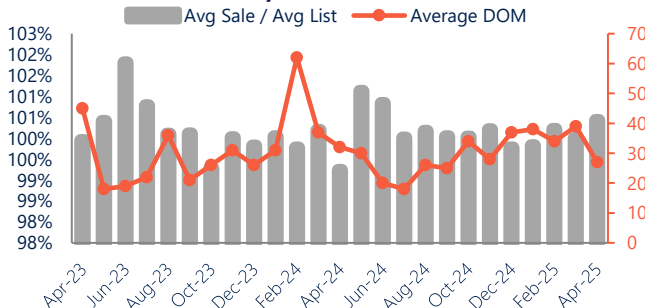
## New Listings & Current Contracts

This month there were 104 homes newly listed for sale in Hanover compared to 100 in April 2024, an increase of 4%. There were 99 current contracts pending sale this April compared to 82 a year ago. The number of current contracts is 21% higher than last April.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In April, the average sale price in Hanover was 100.4% of the average list price, which is 1.2% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 27, lower than the average last year, which was 32, a decrease of 16%.

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