



The Long & Foster Market Minute™

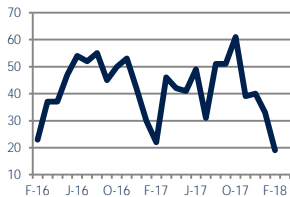
Focus On: Littlestown, New Oxford, and Eastern Adams County Housing Market

February 2018

Zip Code(s): 17340, 17350, 17316, 17301, 17372 and 17344

Units Sold

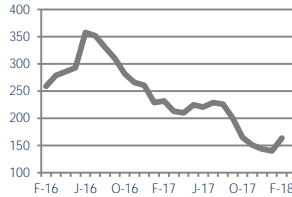
19



Down
Vs. Year Ago

Active Inventory

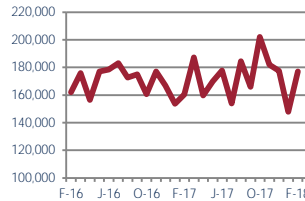
164



Down -29%
Vs. Year Ago

Median Sale Price

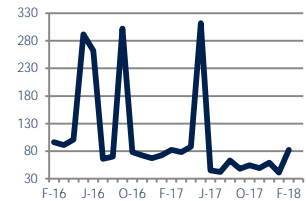
\$177,000



Up 10%
Vs. Year Ago

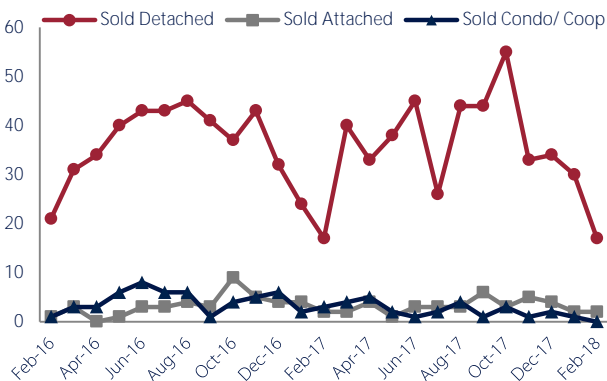
Days On Market

82



No Change
Vs. Year Ago

Units Sold*



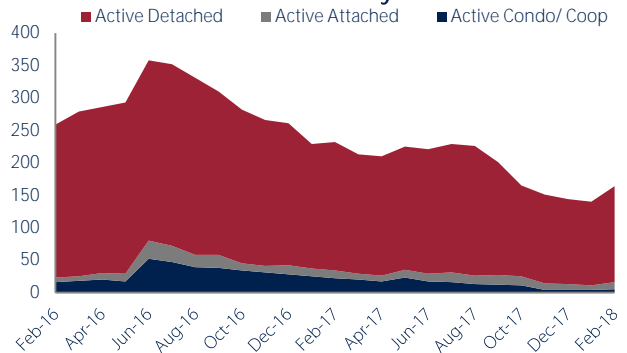
Units Sold

With relatively few transactions, there was a decrease in total units sold in February, with 19 sold this month in Littlestown, New Oxford, and Eastern Adams County. This month's total units sold was lower than at this time last year, a decrease from February 2017.

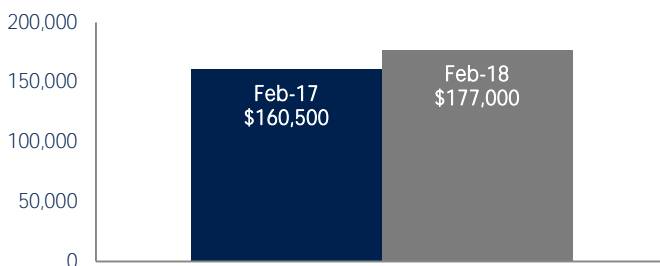
Active Inventory

Versus last year, the total number of homes available this month is lower by 68 units or 29%. The total number of active inventory this February was 164 compared to 232 in February 2017. This month's total of 164 is higher than the previous month's total supply of available inventory of 140, an increase of 17%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Littlestown, New Oxford, and Eastern Adams County Homes was \$160,500. This February, the median sale price was \$177,000, an increase of 10% or \$16,500 compared to last year. The current median sold price is 20% higher than in January.

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

Littlestown, New Oxford, and Eastern Adams County are defined as properties listed in zip code/s 17340, 17350, 17316, 17301, 17372 and 17344.

*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.



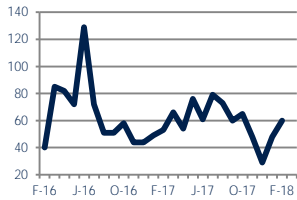
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 17340, 17350, 17316, 17301, 17372 and 17344

New Listings

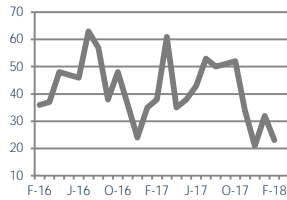
60



Up 13%
Vs. Year Ago

Current Contracts

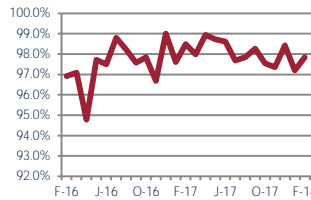
23



Down -39%
Vs. Year Ago

Sold Vs. List Price

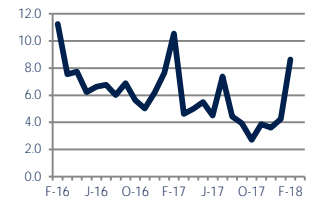
97.8%



Down -0.6%
Vs. Year Ago

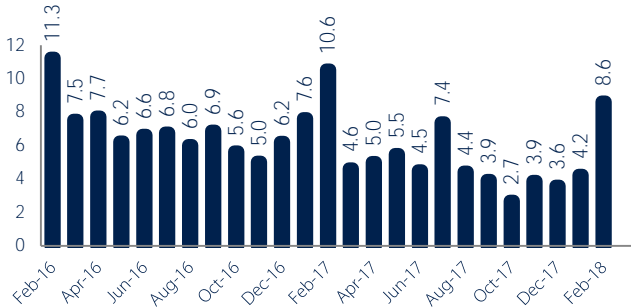
Months of Supply

8.6



Down -18%
Vs. Year Ago

Months Of Supply



Months of Supply

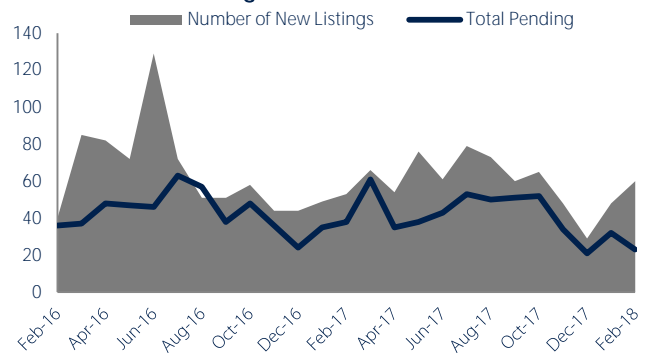
In February, there was 8.6 months of supply available in Littlestown, New Oxford, and Eastern Adams County, compared to 10.5 in February 2017. That is a decrease of 18% versus a year ago.

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.

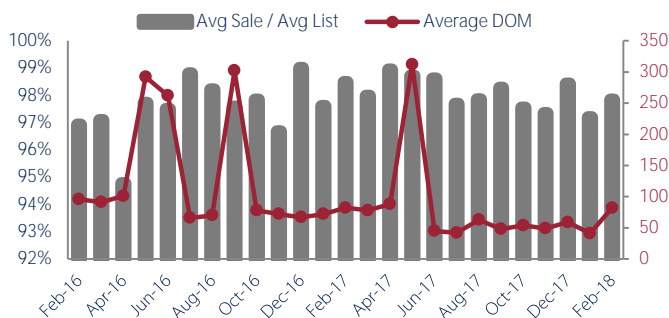
New Listings & Current Contracts

This month there were 60 homes newly listed for sale in Littlestown, New Oxford, and Eastern Adams County compared to 53 in February 2017, an increase of 13%. There were 23 current contracts pending sale this February compared to 38 a year ago. The number of current contracts is 39% lower than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Littlestown, New Oxford, and Eastern Adams County was 97.8% 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 82, which is similar compared to a year ago.



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