

THE LONG & FOSTER MARKET MINUTE™

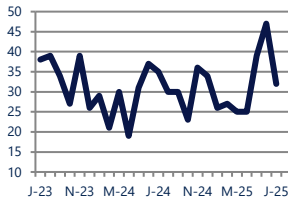
FOCUS ON: **LITTLESTOWN, NEW OXFORD, AND EASTERN ADAMS COUNTY HOUSING MARKET**

JULY 2025

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

Units Sold

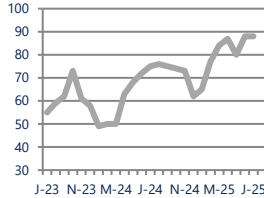
32



Down -9%
Vs. Year Ago

Active Inventory

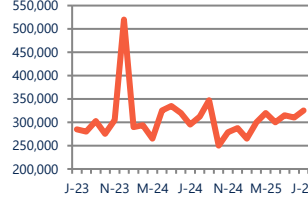
88



Up 17%
Vs. Year Ago

Median Sale Price

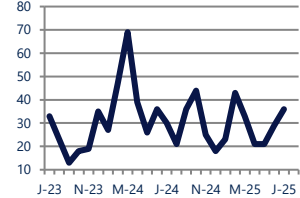
\$325,000



Up 10%
Vs. Year Ago

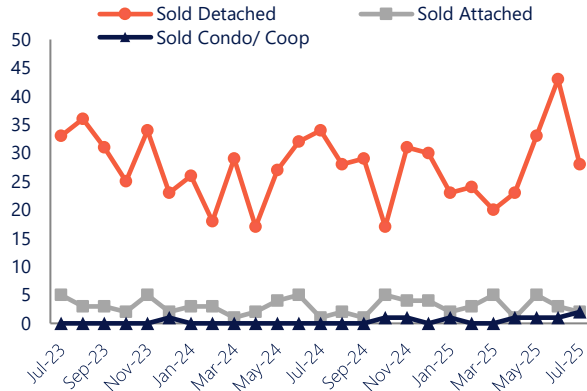
Days On Market

36



Up 20%
Vs. Year Ago

Units Sold*



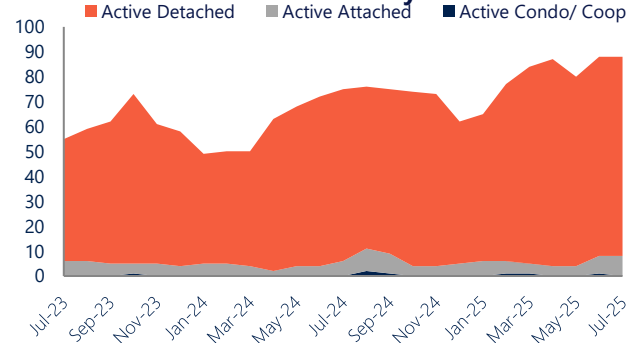
Units Sold

There was a decrease in total units sold in July, with 32 sold this month in Littlestown, New Oxford, and Eastern Adams County versus 47 last month, a decrease of 32%. This month's total units sold was lower than at this time last year, a decrease of 9% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 13 units or 17%. The total number of active inventory this July was 88 compared to 75 in July 2024. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Littlestown, New Oxford, and Eastern Adams County Homes was \$295,000. This July, the median sale price was \$325,000, an increase of 10% or \$30,000 compared to last year. The current median sold price is 5% 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.

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.

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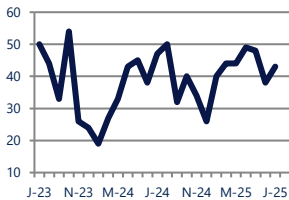
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JULY 2025

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

New Listings

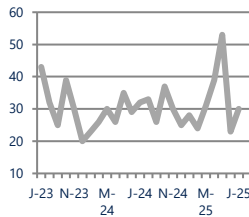
43



Down -9%
Vs. Year Ago

Current Contracts

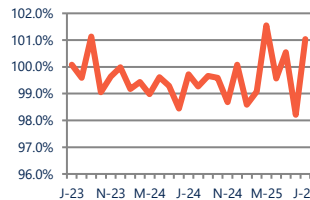
30



Down -6%
Vs. Year Ago

Sold Vs. List Price

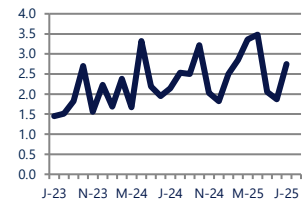
101.0%



Up 1.3%
Vs. Year Ago

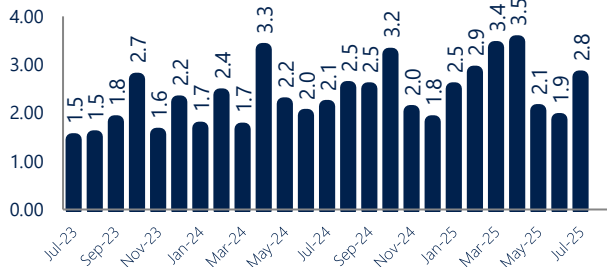
Months of Supply

2.8



Up 29%
Vs. Year Ago

Months Of Supply



Months of Supply

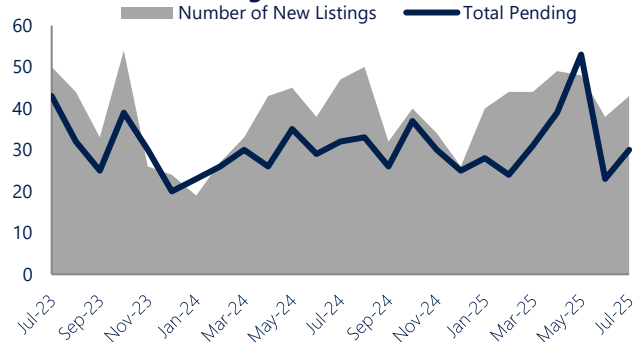
In July, there was 2.8 months of supply available in Littlestown, New Oxford, and Eastern Adams County, compared to 2.1 in July 2024. That is an increase of 28% versus a year ago.

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.

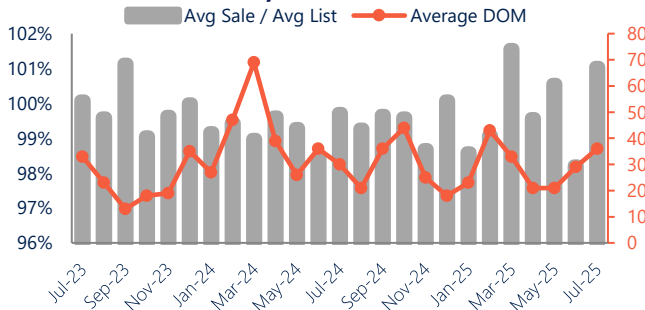
New Listings & Current Contracts

This month there were 43 homes newly listed for sale in Littlestown, New Oxford, and Eastern Adams County compared to 47 in July 2024, a decrease of 9%. There were 30 current contracts pending sale this July compared to 32 a year ago. The number of current contracts is 6% lower 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 Littlestown, New Oxford, and Eastern Adams County was 101.0% of the average list price, which is 1.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 36, higher than the average last year, which was 30, an increase of 20%.

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