



The Long & Foster Market Minute™

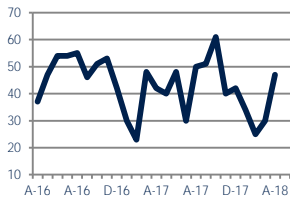
Focus On: Littlestown, New Oxford, and Eastern Adams County Housing Market

April 2018

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

Units Sold

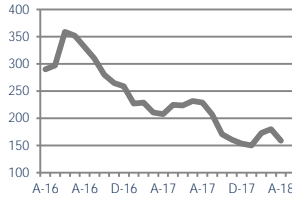
47



Up 12%
Vs. Year Ago

Active Inventory

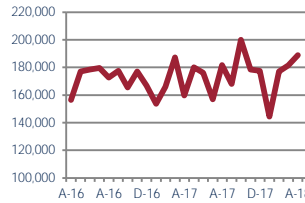
159



Down -24%
Vs. Year Ago

Median Sale Price

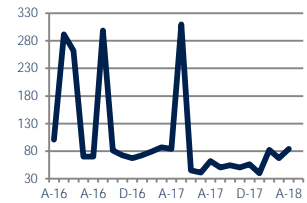
\$189,000



Up 18%
Vs. Year Ago

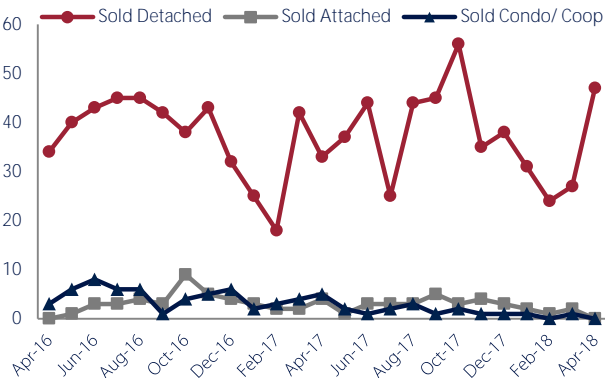
Days On Market

84



No Change
Vs. Year Ago

Units Sold*



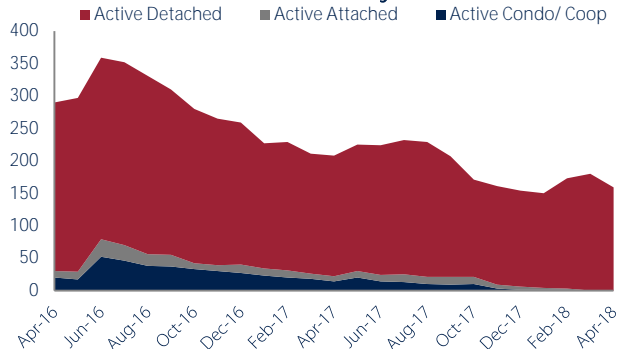
Units Sold

There was an increase in total units sold in April, with 47 sold this month in Littlestown, New Oxford, and Eastern Adams County. This month's total units sold was higher than at this time last year.

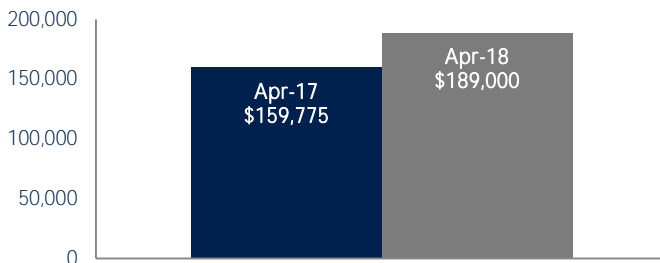
Active Inventory

Versus last year, the total number of homes available this month is lower by 49 units or 24%. The total number of active inventory this April was 159 compared to 208 in April 2017. This month's total of 159 is lower than the previous month's total supply of available inventory of 180, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Littlestown, New Oxford, and Eastern Adams County Homes was \$159,775. This April, the median sale price was \$189,000, an increase of 18% or \$29,225 compared to last year. The current median sold price is 4% higher 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.

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.



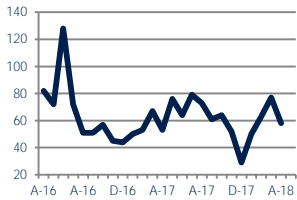
CHRISTIE'S
INTERNATIONAL REAL ESTATE



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

New Listings

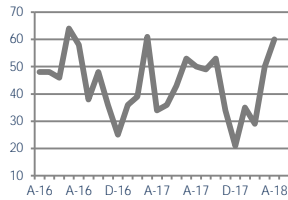
58



Up 9%
Vs. Year Ago

Current Contracts

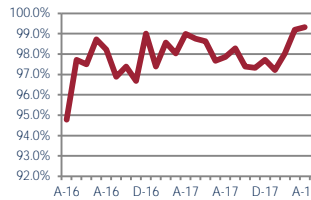
60



Up 76%
Vs. Year Ago

Sold Vs. List Price

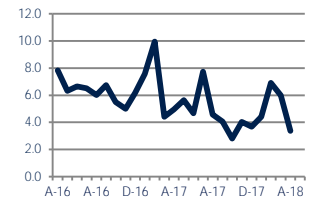
99.3%



No Change
Vs. Year Ago

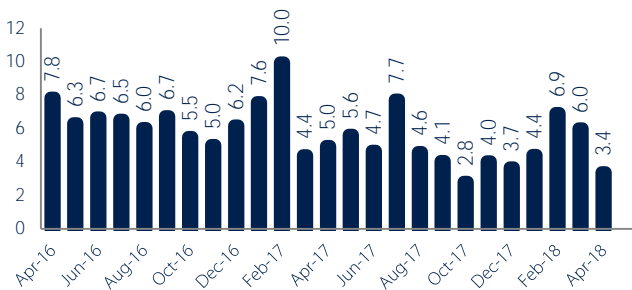
Months of Supply

3.4



Down -32%
Vs. Year Ago

Months Of Supply



Months of Supply

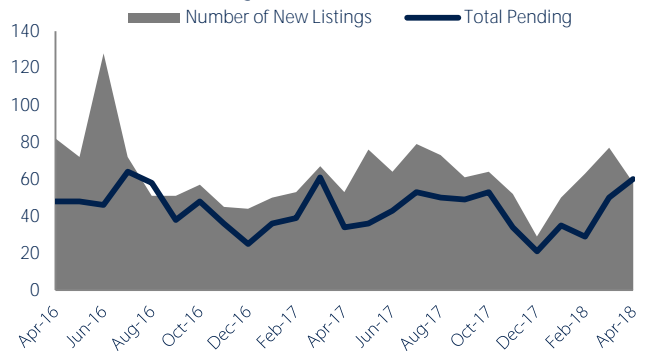
In April, there was 3.4 months of supply available in Littlestown, New Oxford, and Eastern Adams County, compared to 5.0 in April 2017. That is a decrease of 32% versus a year ago.

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.

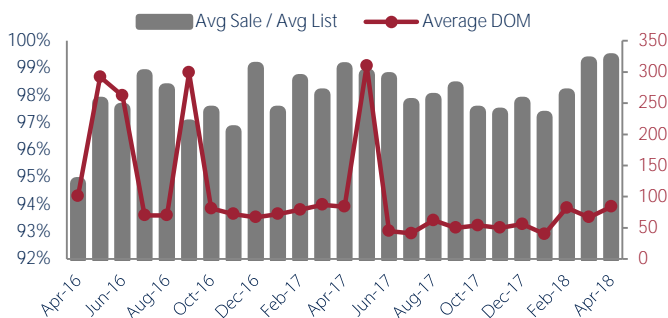
New Listings & Current Contracts

This month there were 58 homes newly listed for sale in Littlestown, New Oxford, and Eastern Adams County compared to 53 in April 2017, an increase of 9%. There were 60 current contracts pending sale this April compared to 34 a year ago. The number of current contracts is 76% 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 Littlestown, New Oxford, and Eastern Adams County was 99.3% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 84, which is similar compared to a year ago.



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