



# The Long & Foster Market Minute™

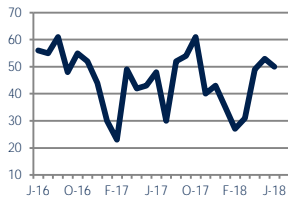
**Focus On:** Littlestown, New Oxford, and Eastern Adams County Housing Market

June 2018

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

## Units Sold

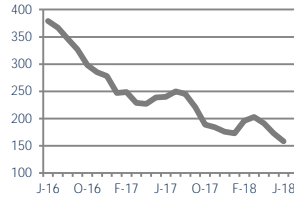
50



**Up 4%**  
Vs. Year Ago

## Active Inventory

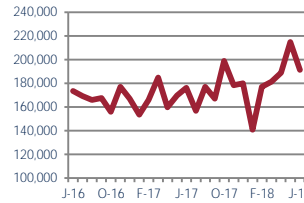
158



**Down -34%**  
Vs. Year Ago

## Median Sale Price

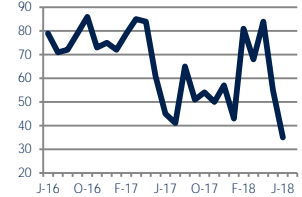
\$191,500



**Up 9%**  
Vs. Year Ago

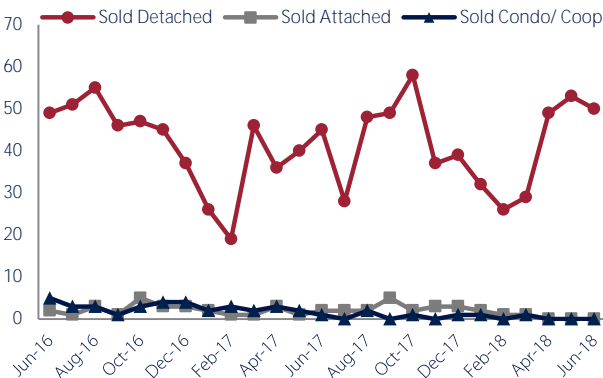
## Days On Market

35



**Down -22%**  
Vs. Year Ago

## Units Sold\*



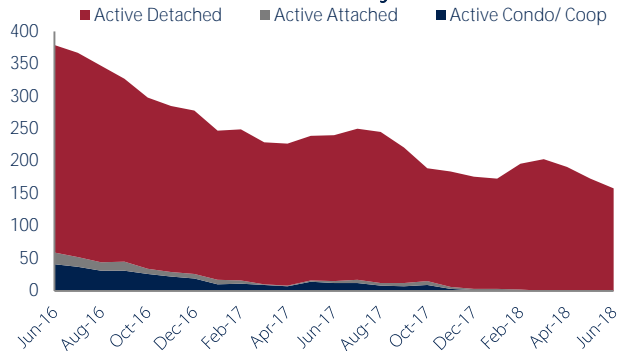
## Units Sold

There was a decrease in total units sold in June, with 50 sold this month in Littlestown, New Oxford, and Eastern Adams County versus 53 last month, a decrease of 6%. This month's total units sold was higher than at this time last year, an increase of 4% versus June 2017.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 82 units or 34%. The total number of active inventory this June was 158 compared to 240 in June 2017. This month's total of 158 is lower than the previous month's total supply of available inventory of 173, a decrease of 9%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last June, the median sale price for Littlestown, New Oxford, and Eastern Adams County Homes was \$176,190. This June, the median sale price was \$191,500, an increase of 9% or \$15,310 compared to last year. The current median sold price is 11% lower than in May.

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.



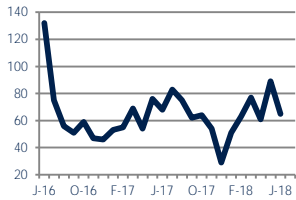
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



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

### New Listings

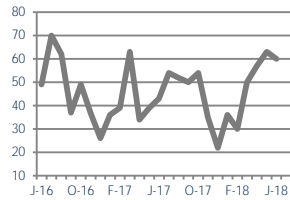
65



**Down -4%**  
Vs. Year Ago

### Current Contracts

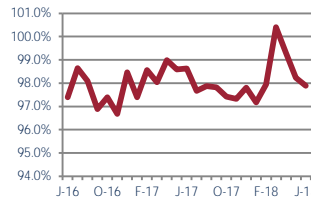
60



**Up 40%**  
Vs. Year Ago

### Sold Vs. List Price

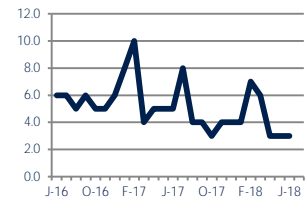
97.9%



**Down -0.8%**  
Vs. Year Ago

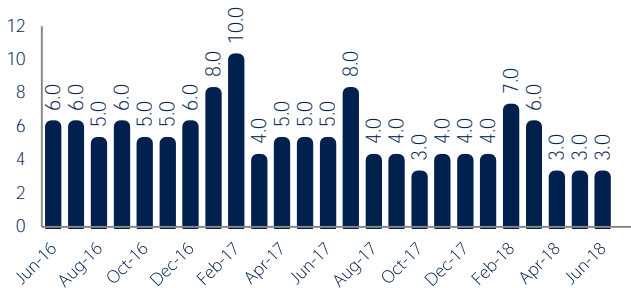
### Months of Supply

3.0



**Down -40%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

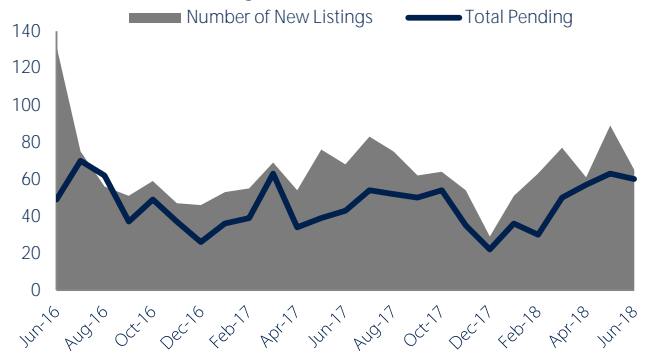
In June, there was 3.2 months of supply available in Littlestown, New Oxford, and Eastern Adams County, compared to 5.0 in June 2017. That is a decrease of 37% versus a year ago.

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.

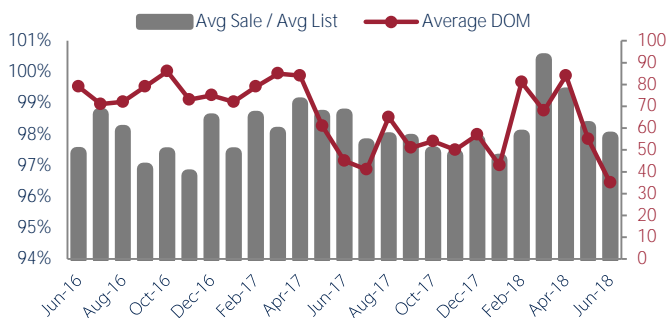
### New Listings & Current Contracts

This month there were 65 homes newly listed for sale in Littlestown, New Oxford, and Eastern Adams County compared to 68 in June 2017, a decrease of 4%. There were 60 current contracts pending sale this June compared to 43 a year ago. The number of current contracts is 40% higher than last June.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in Littlestown, New Oxford, and Eastern Adams County was 97.9% of the average list price, which is 0.7% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 35, lower than the average last year, which was 45, a decrease of 22%.



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