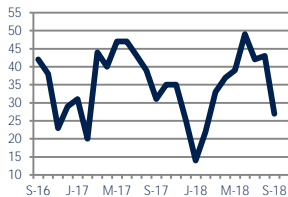


Zip Code(s): 17356, 17313 and 17366

Units Sold

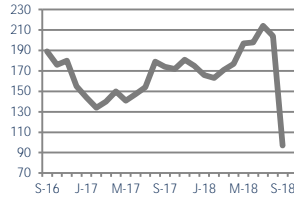
27



Down
Vs. Year Ago

Active Inventory

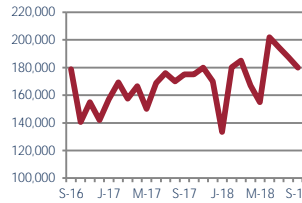
97



Down -44%
Vs. Year Ago

Median Sale Price

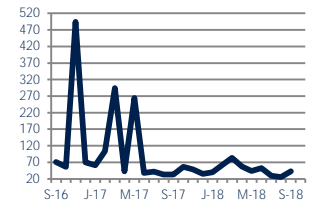
\$179,900



Up 3%
Vs. Year Ago

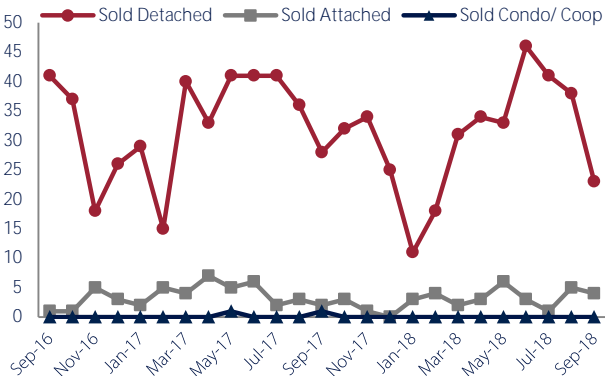
Days On Market

43



Up 30%
Vs. Year Ago

Units Sold*



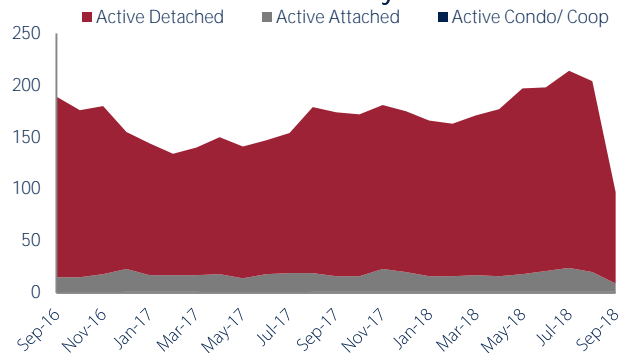
Units Sold

With relatively few transactions, there was a decrease in total units sold in September, with 27 sold this month in Red Lion, Dallastown, and Windsor. This month's total units sold was lower than at this time last year, a decrease from September 2017.

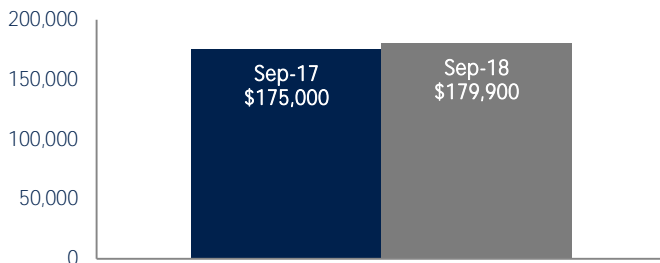
Active Inventory

Versus last year, the total number of homes available this month is lower by 77 units or 44%. The total number of active inventory this September was 97 compared to 174 in September 2017. This month's total of 97 is lower than the previous month's total supply of available inventory of 204, a decrease of 52%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Red Lion, Dallastown, and Windsor Homes was \$175,000. This September, the median sale price was \$179,900, an increase of 3% or \$4,900 compared to last year. The current median sold price is 4% lower than in August.

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

Red Lion, Dallastown, and Windsor are defined as properties listed in zip code/s 17356, 17313 and 17366.

*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



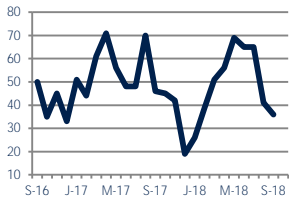
Focus On: Red Lion, Dallastown, and Windsor Housing Market

September 2018

Zip Code(s): 17356, 17313 and 17366

New Listings

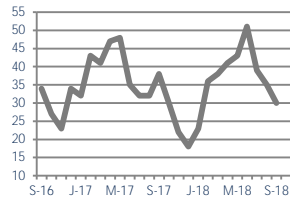
36



Down -22%
Vs. Year Ago

Current Contracts

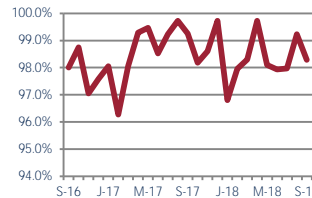
30



Down -21%
Vs. Year Ago

Sold Vs. List Price

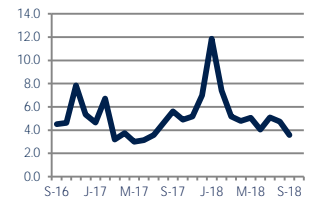
98.3%



Down -1%
Vs. Year Ago

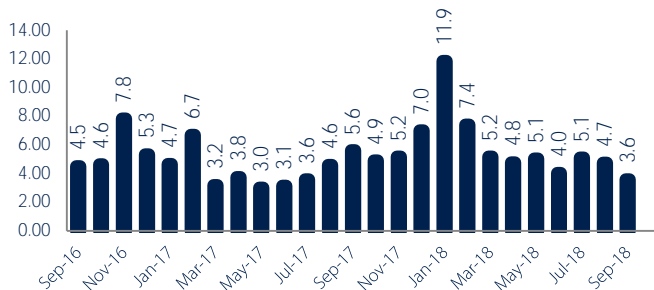
Months of Supply

3.6



Down -36%
Vs. Year Ago

Months Of Supply



Months of Supply

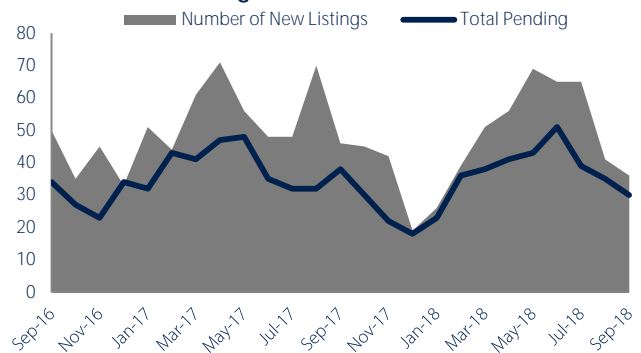
In September, there was 3.6 months of supply available in Red Lion, Dallastown, and Windsor, compared to 5.6 in September 2017. That is a decrease of 36% versus a year ago.

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.

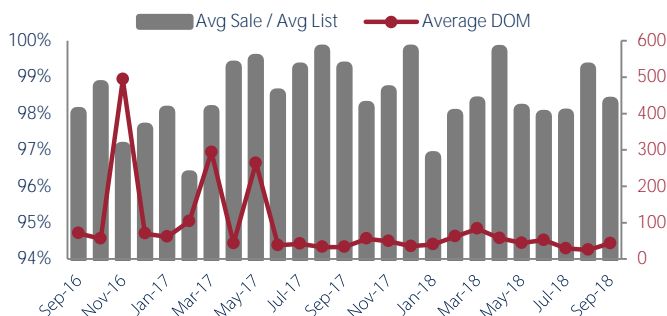
New Listings & Current Contracts

This month there were 36 homes newly listed for sale in Red Lion, Dallastown, and Windsor compared to 46 in September 2017, a decrease of 22%. There were 30 current contracts pending sale this September compared to 38 a year ago. The number of current contracts is 21% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Red Lion, Dallastown, and Windsor was 98.3% of the average list price, which is 1.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 43, higher than the average last year, which was 33, an increase of 30%.



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