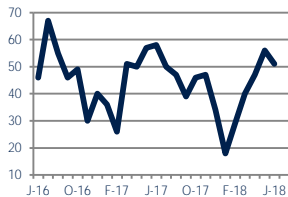


Zip Code(s): 17356, 17313 and 17366

Units Sold

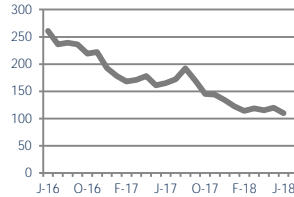
51



Down -12%
Vs. Year Ago

Active Inventory

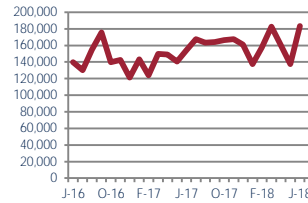
110



Down -33%
Vs. Year Ago

Median Sale Price

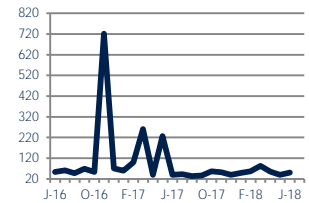
\$183,500



Up 19%
Vs. Year Ago

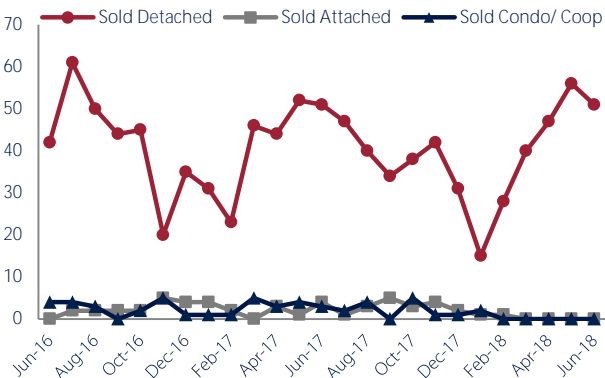
Days On Market

51



Up 31%
Vs. Year Ago

Units Sold*



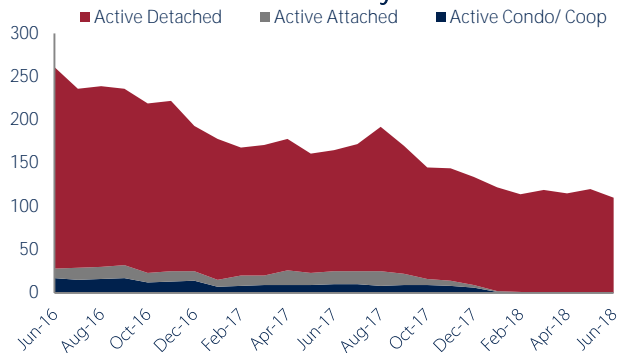
Units Sold

There was a decrease in total units sold in June, with 51 sold this month in Red Lion, Dallastown, and Windsor versus 56 last month, a decrease of 9%. This month's total units sold was lower than at this time last year, a decrease of 12% versus June 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 55 units or 33%. The total number of active inventory this June was 110 compared to 165 in June 2017. This month's total of 110 is lower than the previous month's total supply of available inventory of 120, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Red Lion, Dallastown, and Windsor Homes was \$154,000. This June, the median sale price was \$183,500, an increase of \$29,500 compared to last year. The current median sold price is higher 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.

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.



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The Long & Foster Market Minute™

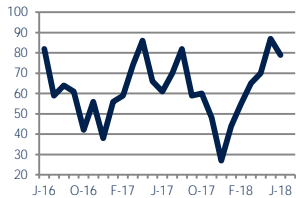
Focus On: Red Lion, Dallastown, and Windsor Housing Market

June 2018

Zip Code(s): 17356, 17313 and 17366

New Listings

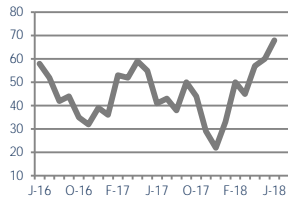
79



Up 30%
Vs. Year Ago

Current Contracts

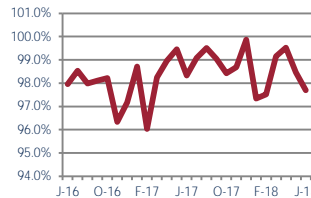
68



Up 66%
Vs. Year Ago

Sold Vs. List Price

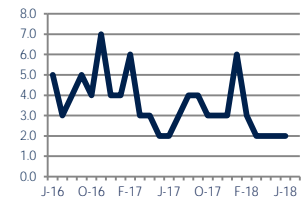
97.7%



Down -0.7%
Vs. Year Ago

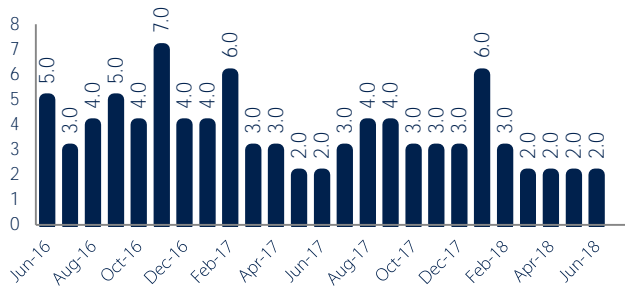
Months of Supply

2.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

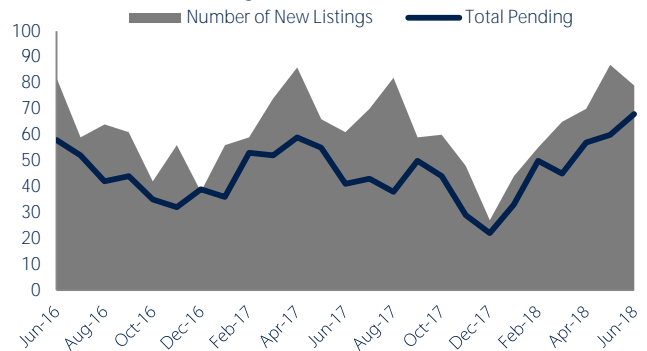
In June, there was 2.2 months of supply available in Red Lion, Dallastown, and Windsor, compared to 2.8 in June 2017. That is a decrease of 24% versus a year ago.

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.

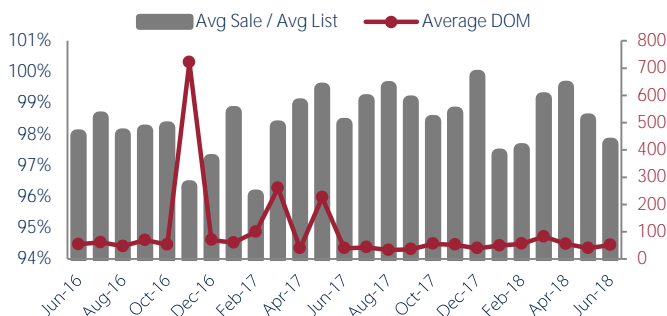
New Listings & Current Contracts

This month there were 79 homes newly listed for sale in Red Lion, Dallastown, and Windsor compared to 61 in June 2017, an increase of 30%. There were 68 current contracts pending sale this June compared to 41 a year ago. The number of current contracts is 66% 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 Red Lion, Dallastown, and Windsor was 97.7% 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 51, higher than the average last year, which was 39, an increase of 31%.



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