

THE LONG & FOSTER MARKET MINUTE™

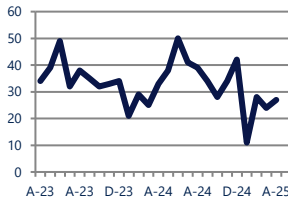
FOCUS ON: **RED LION, DALLASTOWN, AND WINDSOR HOUSING MARKET**

APRIL 2025

Zip Code(s): 17356, 17313 and 17366

Units Sold

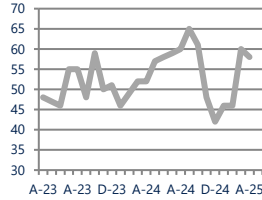
27



Down -18%
Vs. Year Ago

Active Inventory

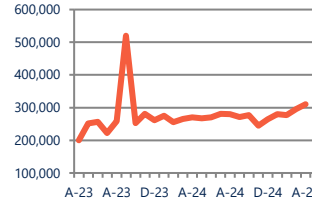
58



Up 12%
Vs. Year Ago

Median Sale Price

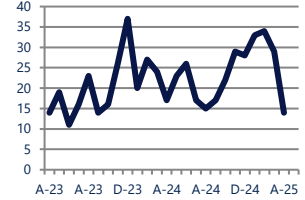
\$310,000



Up 15%
Vs. Year Ago

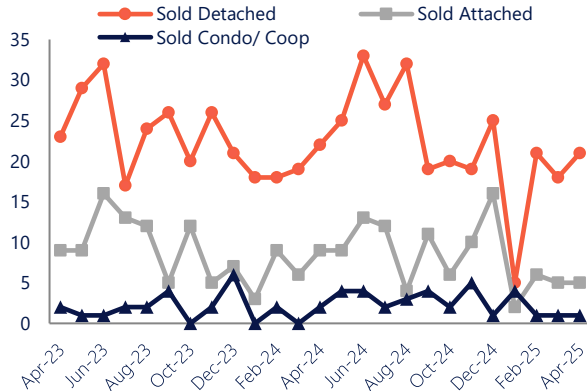
Days On Market

14



Down -18%
Vs. Year Ago

Units Sold*



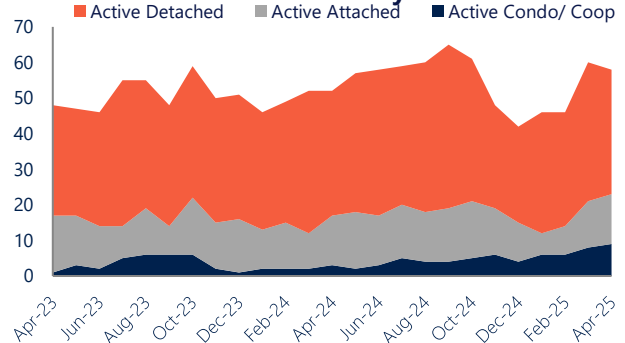
Units Sold

There was an increase in total units sold in April, with 27 sold this month in Red Lion, Dallastown, and Windsor versus 24 last month, an increase of 13%. This month's total units sold was lower than at this time last year, a decrease of 18% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 6 units or 12%. The total number of active inventory this April was 58 compared to 52 in April 2024. This month's total of 58 is lower than the previous month's total supply of available inventory of 60, a decrease of 3%.

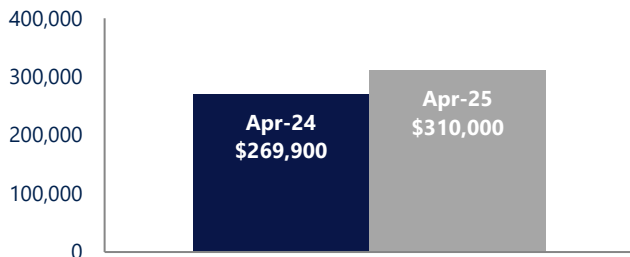
Active Inventory*



Median Sale Price

Last April, the median sale price for Red Lion, Dallastown, and Windsor Homes was \$269,900. This April, the median sale price was \$310,000, an increase of 15% or \$40,100 compared to last year. The current median sold price is 5% higher than in March.

Median Sale Price



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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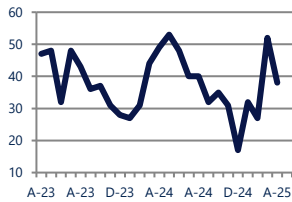
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APRIL 2025

Zip Code(s): 17356, 17313 and 17366

New Listings

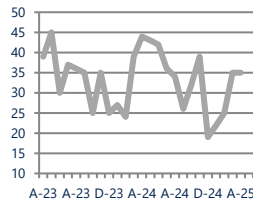
38



Down -22%
Vs. Year Ago

Current Contracts

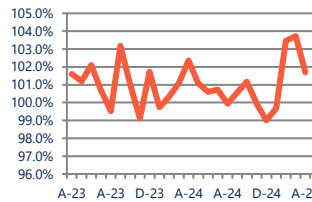
35



Down -20%
Vs. Year Ago

Sold Vs. List Price

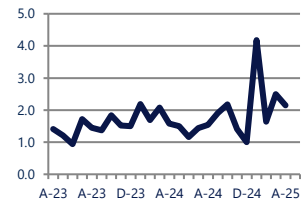
101.7%



Down -0.6%
Vs. Year Ago

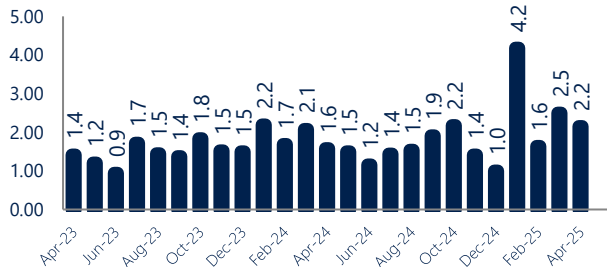
Months of Supply

2.2



Up 36%
Vs. Year Ago

Months Of Supply



Months of Supply

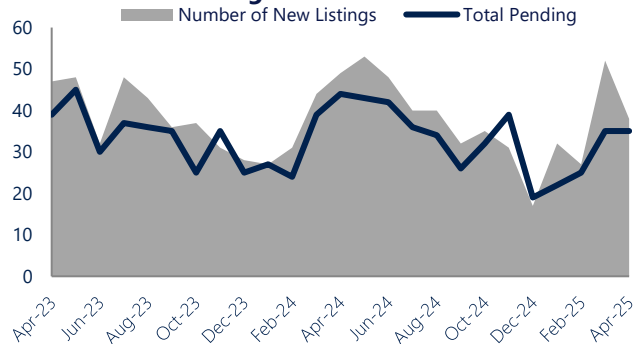
In April, there was 2.1 months of supply available in Red Lion, Dallastown, and Windsor, compared to 1.6 in April 2024. That is an increase of 36% versus a year ago.

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.

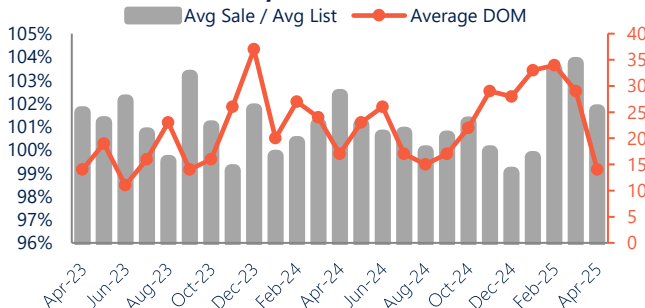
New Listings & Current Contracts

This month there were 38 homes newly listed for sale in Red Lion, Dallastown, and Windsor compared to 49 in April 2024, a decrease of 22%. There were 35 current contracts pending sale this April compared to 44 a year ago. The number of current contracts remained stable as compared to last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Red Lion, Dallastown, and Windsor was 101.7% 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 14, lower than the average last year, which was 17, a decrease of 18%.

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