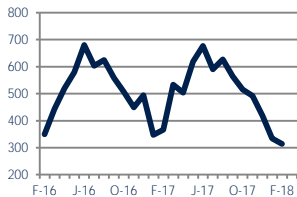




Units Sold

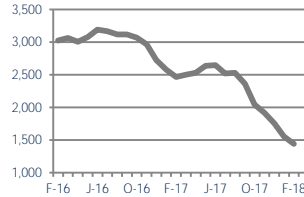
314



Down -14%
Vs. Year Ago

Active Inventory

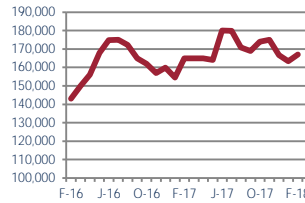
1,442



Down -42%
Vs. Year Ago

Median Sale Price

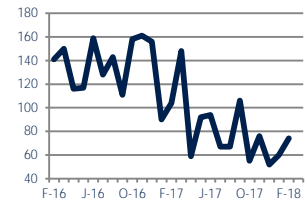
\$167,025



Up 1%
Vs. Year Ago

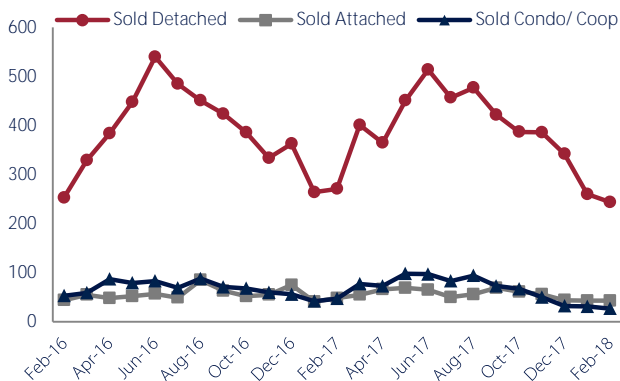
Days On Market

74



Down -29%
Vs. Year Ago

Units Sold*



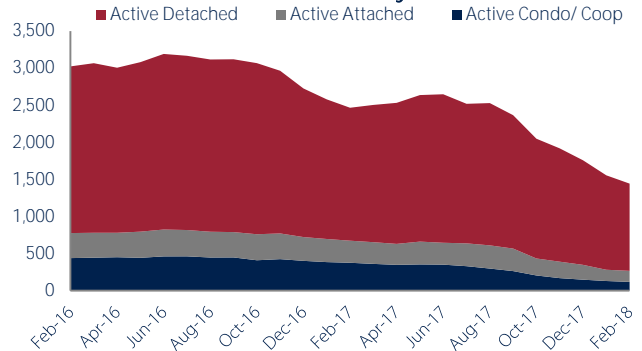
Units Sold

There was a decrease in total units sold in February, with 314 sold this month in York County versus 334 last month, a decrease of 6%. This month's total units sold was lower than at this time last year, a decrease of 14% versus February 2017.

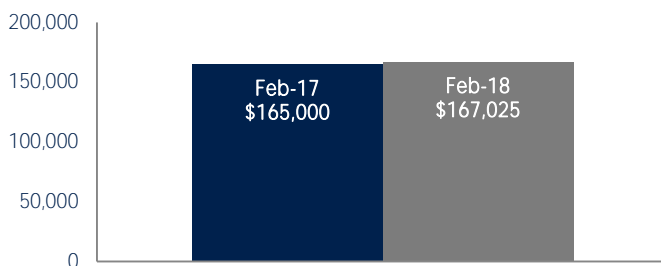
Active Inventory

Versus last year, the total number of homes available this month is lower by 1,024 units or 42%. The total number of active inventory this February was 1,442 compared to 2,466 in February 2017. This month's total of 1,442 is lower than the previous month's total supply of available inventory of 1,554, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for York County Homes was \$165,000. This February, the median sale price was \$167,025, an increase of 1% or \$2,025 compared to last year. The current median sold price is 2% higher than in January.

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

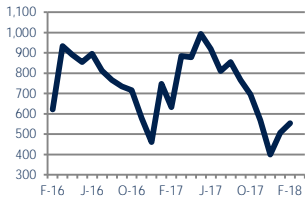


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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.



New Listings

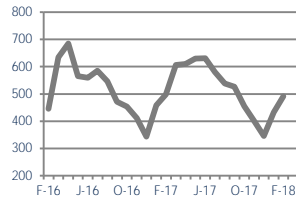
554



Down -12%
Vs. Year Ago

Current Contracts

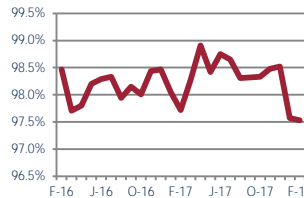
491



Down -1%
Vs. Year Ago

Sold Vs. List Price

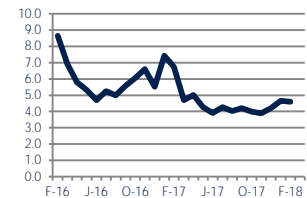
97.5%



No Change
Vs. Year Ago

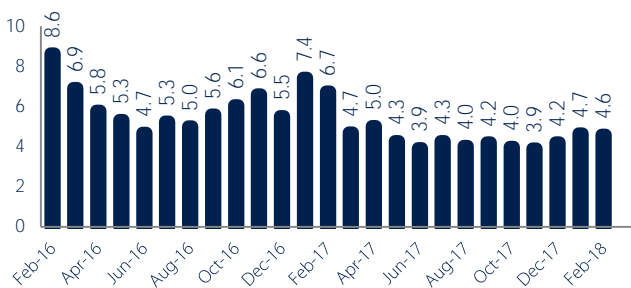
Months of Supply

4.6



Down -32%
Vs. Year Ago

Months Of Supply



Months of Supply

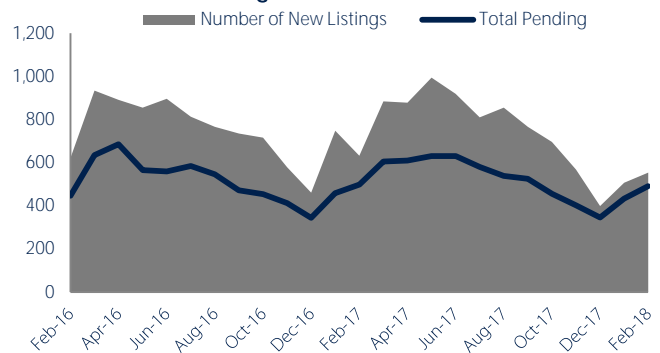
In February, there was 4.6 months of supply available in York County, compared to 6.7 in February 2017. That is a decrease of 32% versus a year ago.

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.

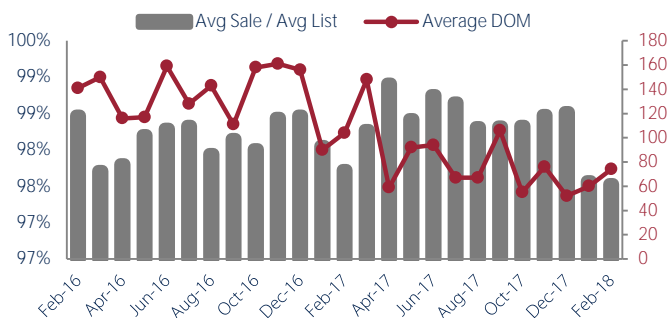
New Listings & Current Contracts

This month there were 554 homes newly listed for sale in York County compared to 632 in February 2017, a decrease of 12%. There were 491 current contracts pending sale this February compared to 498 a year ago. The number of current contracts is 1% lower than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in York County was 97.5% 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 74, lower than the average last year, which was 104, a decrease of 29%.



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