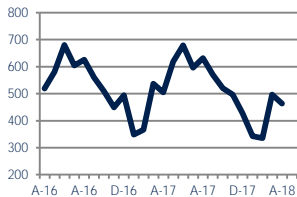




Units Sold

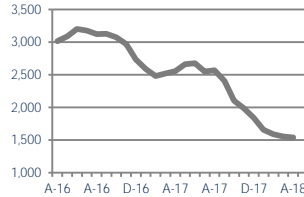
463



Down -8%
Vs. Year Ago

Active Inventory

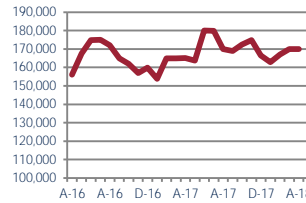
1,539



Down -40%
Vs. Year Ago

Median Sale Price

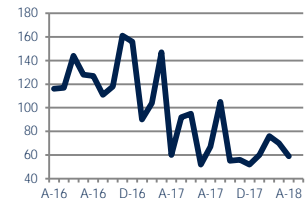
\$170,000



Up 3%
Vs. Year Ago

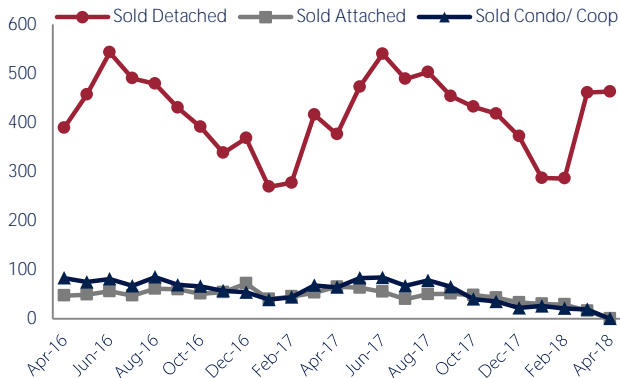
Days On Market

59



Down -2%
Vs. Year Ago

Units Sold*



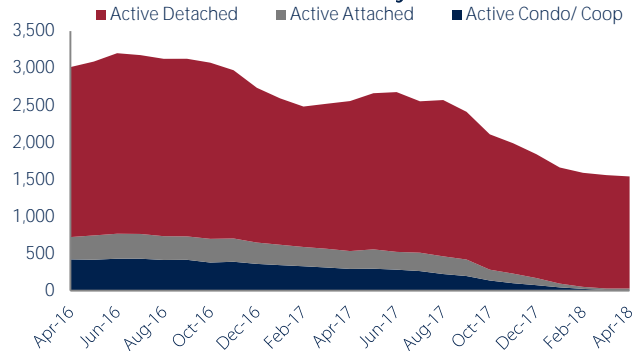
Units Sold

There was a decrease in total units sold in April, with 463 sold this month in York County versus 496 last month, a decrease of 7%. This month's total units sold was lower than at this time last year, a decrease of 8% versus April 2017.

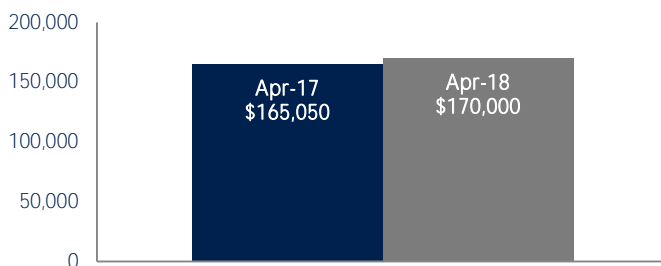
Active Inventory

Versus last year, the total number of homes available this month is lower by 1,017 units or 40%. The total number of active inventory this April was 1,539 compared to 2,556 in April 2017. This month's total of 1,539 is lower than the previous month's total supply of available inventory of 1,557, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for York County Homes was \$165,050. This April, the median sale price was \$170,000, an increase of 3% or \$4,950 compared to last year. The current median sold price is approximately the same as the median price in March.

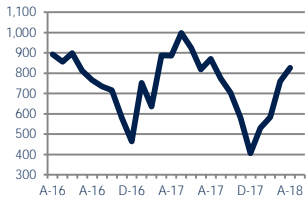
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



*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

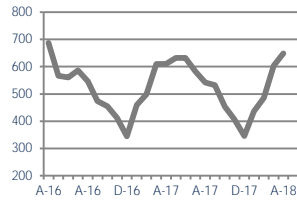
826



Down -7%
Vs. Year Ago

Current Contracts

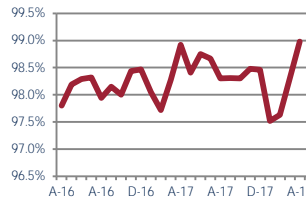
649



Up 6%
Vs. Year Ago

Sold Vs. List Price

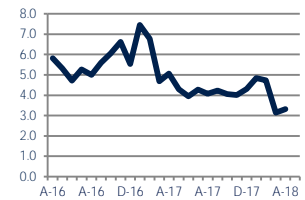
99.0%



No Change
Vs. Year Ago

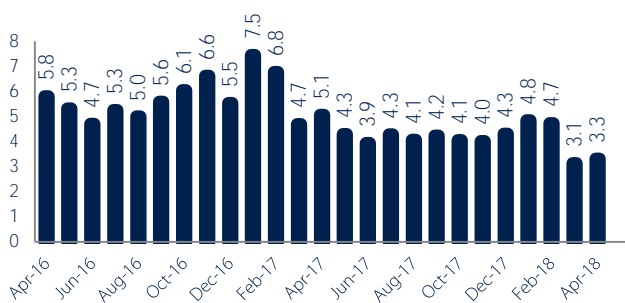
Months of Supply

3.3



Down -34%
Vs. Year Ago

Months Of Supply



Months of Supply

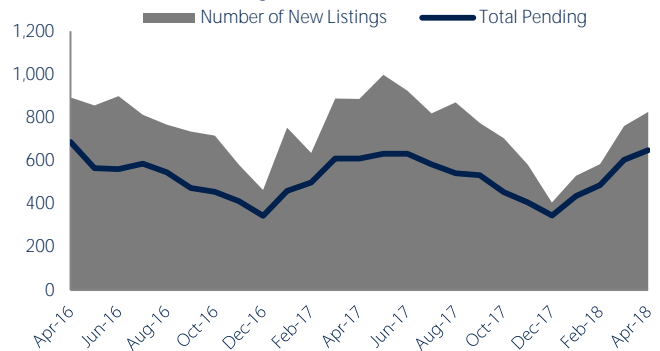
In April, there was 3.3 months of supply available in York County, compared to 5.1 in April 2017. That is a decrease of 34% versus a year ago.

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.

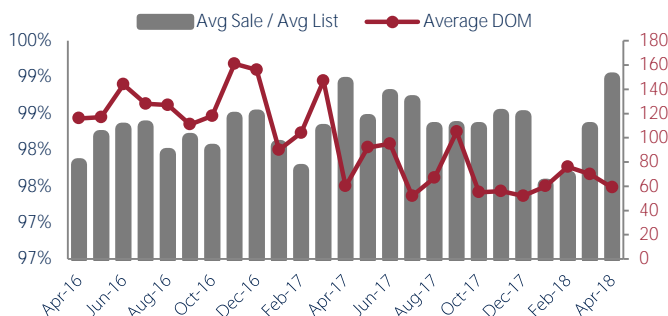
New Listings & Current Contracts

This month there were 826 homes newly listed for sale in York County compared to 886 in April 2017, a decrease of 7%. There were 649 current contracts pending sale this April compared to 610 a year ago. The number of current contracts is 6% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in York County was 99.0% 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 59, lower than the average last year, which was 60, a decrease of 2%.



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