

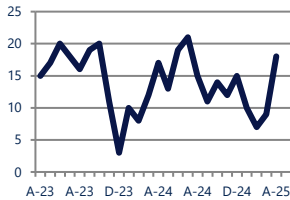
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **LANCASTER COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

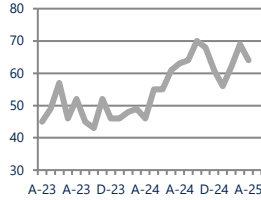
18



Up
Vs. Year Ago

Active Inventory

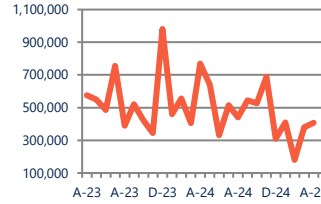
64



Up 39%
Vs. Year Ago

Median Sale Price

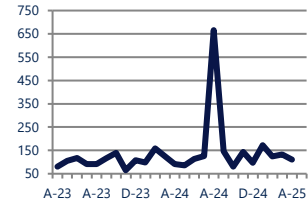
\$406,350



Down
Vs. Year Ago

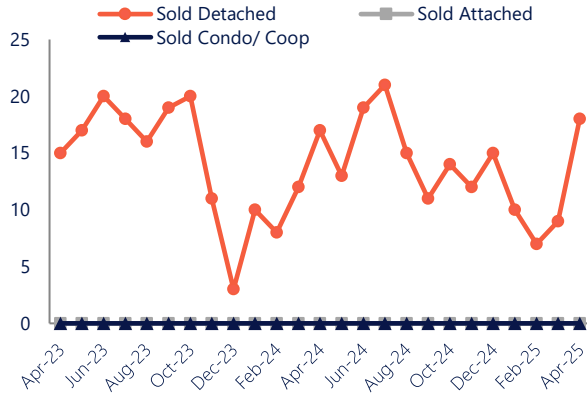
Days On Market

110



Up 21%
Vs. Year Ago

Units Sold*



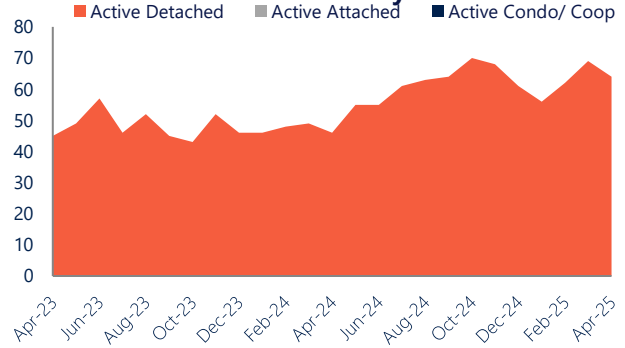
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 18 sold this month in Lancaster County. This month's total units sold was higher than at this time last year, an increase from April 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 18 units or 39%. The total number of active inventory this April was 64 compared to 46 in April 2024. This month's total of 64 is lower than the previous month's total supply of available inventory of 69, a decrease of 7%.

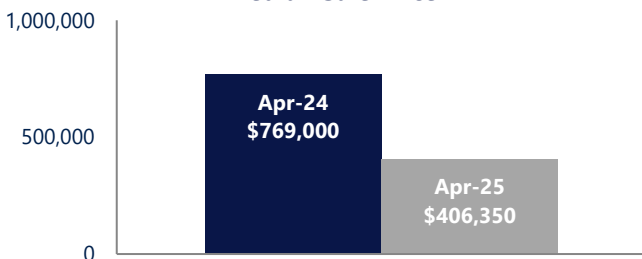
Active Inventory*



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last April, the median sale price for Lancaster County Homes was \$769,000. This April, the median sale price was \$406,350, a decrease of \$362,650 compared to last year. The current median sold price is higher than in March. Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Median Sale Price



*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 NNAR 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 NNAR or Long & Foster Real Estate, Inc.

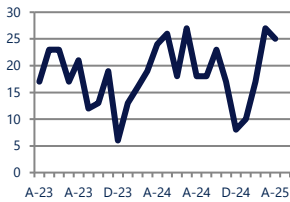
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FOCUS ON: **LANCASTER COUNTY HOUSING MARKET**

APRIL 2025

New Listings

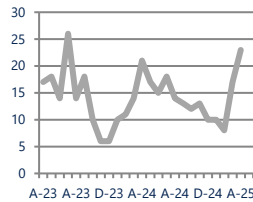
25



Up 4%
Vs. Year Ago

Current Contracts

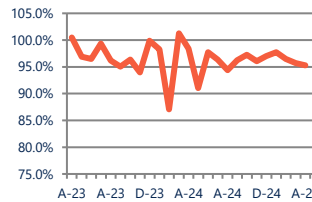
23



Up 10%
Vs. Year Ago

Sold Vs. List Price

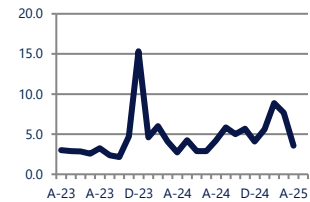
95.3%



Down -3.2%
Vs. Year Ago

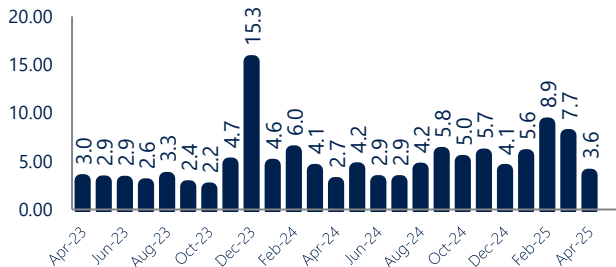
Months of Supply

3.6



Up 31%
Vs. Year Ago

Months Of Supply



Months of Supply

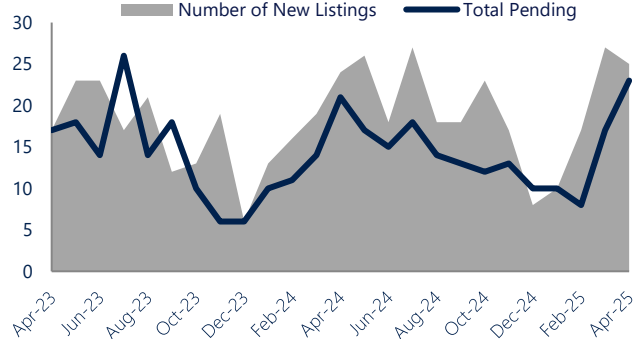
In April, there was 3.6 months of supply available in Lancaster County, compared to 2.7 in April 2024. That is an increase of 31% versus a year ago.

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.

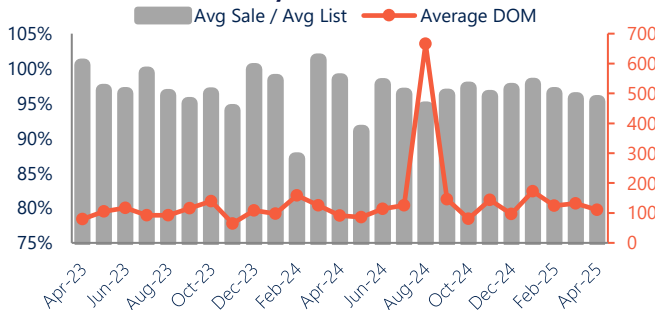
New Listings & Current Contracts

This month there were 25 homes newly listed for sale in Lancaster County compared to 24 in April 2024, an increase of 4%. There were 23 current contracts pending sale this April compared to 21 a year ago. The number of current contracts is 10% 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 Lancaster County was 95.3% of the average list price, which is 3.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 110, higher than the average last year, which was 91, an increase of 21%.