THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: YORK COUNTY HOUSING MARKET

Active Inventory

JULY 2025



158 170 150 130 110 90 70

Median Sale Price \$466,250 550,000 500,000 450,000 400.000 350,000



Days On Market

Up 19% Vs. Year Ago

Up 10% Vs. Year Ago

J-23 N-23 M-24 J-24 N-24 M-25 J-25

Down -3% Vs. Year Ago

J-23 N-23 M-24 J-24 N-24 M-25 J-25

Up 11% Vs. Year Ago



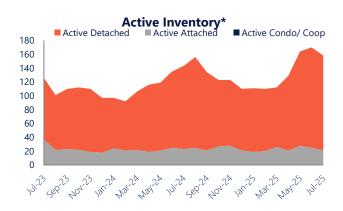
Units Sold

300,000

There was a decrease in total units sold in July, with 96 sold this month in York County versus 106 last month, a decrease of 9%. This month's total units sold was higher than at this time last year, an increase of 19% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 15 units or 10%. The total number of active inventory this July was 158 compared to 143 in July 2024. This month's total of 158 is lower than the previous month's total supply of available inventory of 170, a decrease of 7%.





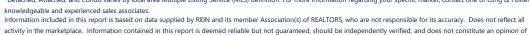
Median Sale Price

Last July, the median sale price for York County Homes was \$481,000. This July, the median sale price was \$466,250, a decrease of 3% or \$14,750 compared to last year. The current median sold price is 4% lower than in June.

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



THE LONG & FOSTER

MARKET MINUTE™

FOCUS ON: YORK COUNTY HOUSING MARKET

JULY 2025

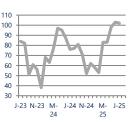
New Listings



Up 8% Vs. Year Ago

Current Contracts

102



Up 34% Vs. Year Ago

Sold Vs. List Price

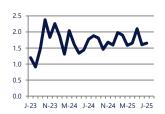
100.1%



No Change Vs. Year Ago

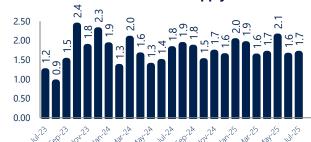
Months of Supply

1.7



Down -7% Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

This month there were 116 homes newly listed for sale in York County compared to 107 in July 2024, an increase of 8%. There were 102 current contracts pending sale this July compared to 76 a year ago. The number of current contracts is 34% higher than last July.

Months of Supply

In July, there was 1.6 months of supply available in York County, compared to 1.8 in July 2024. That is a decrease of 7% 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 Number of New Listings Total Pending



Avg Sale / Avg List — Average DOM 44 101% 100% 99% 98% 97% 96%

Sale Price/List Price & DOM

Sale Price to List Price Ratio

In July, the average sale price in York County was 100.1% 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 21, higher than the average last year, which was 19, an increase of 11%.

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