

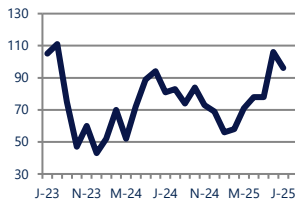
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **YORK COUNTY HOUSING MARKET**

JULY 2025

Units Sold

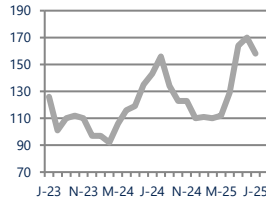
96



Up 19%
Vs. Year Ago

Active Inventory

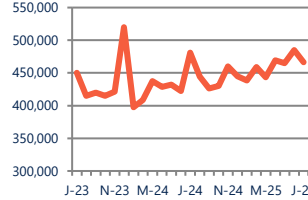
158



Up 10%
Vs. Year Ago

Median Sale Price

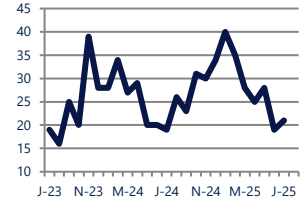
\$466,250



Down -3%
Vs. Year Ago

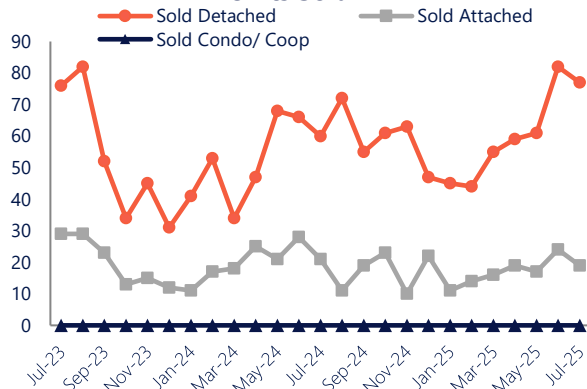
Days On Market

21



Up 11%
Vs. Year Ago

Units Sold*



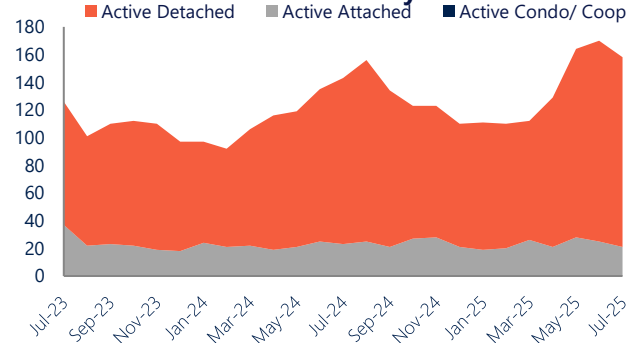
Units Sold

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.

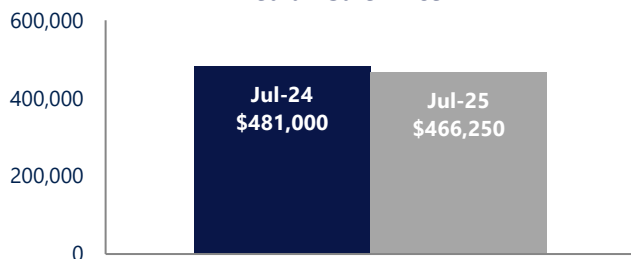
Active Inventory

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%.

Active Inventory*



Median Sale Price



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.

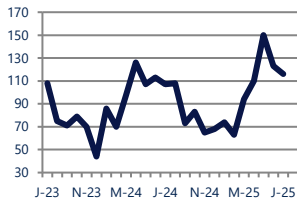
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **YORK COUNTY HOUSING MARKET**

JULY 2025

New Listings

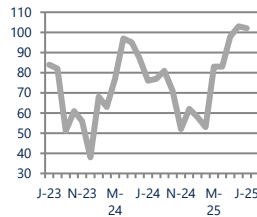
116



Up 8%
Vs. Year Ago

Current Contracts

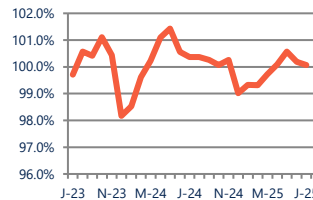
102



Up 34%
Vs. Year Ago

Sold Vs. List Price

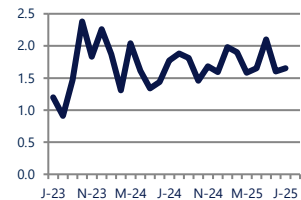
100.1%



No Change
Vs. Year Ago

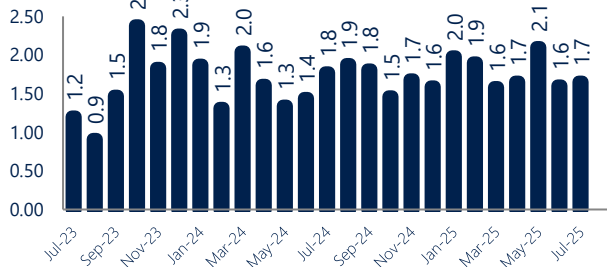
Months of Supply

1.7



Down -7%
Vs. Year Ago

Months Of Supply



Months of Supply

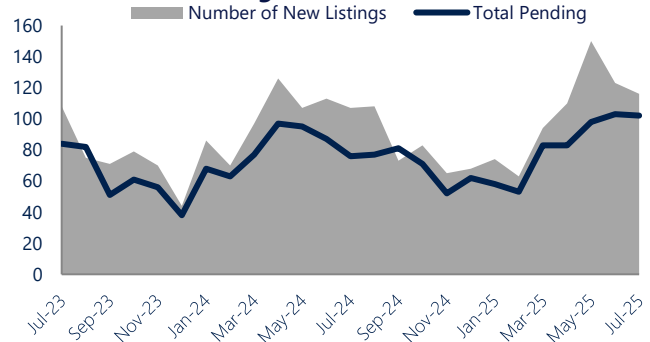
In July, there was 1.6 months of supply available in York County, compared to 1.8 in July 2024. That is a decrease of 7% versus a year ago.

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.

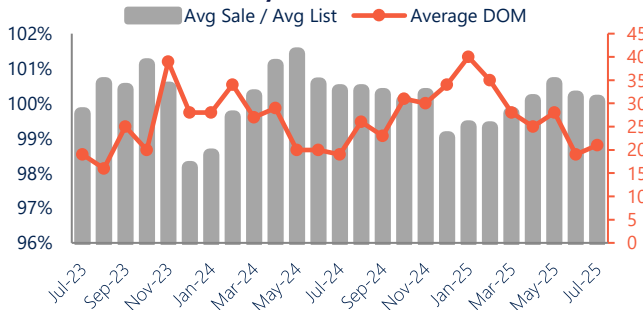
New Listings & Current Contracts

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.

New Listings & Current Contracts



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%.