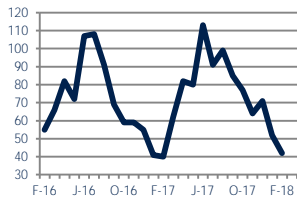




Units Sold

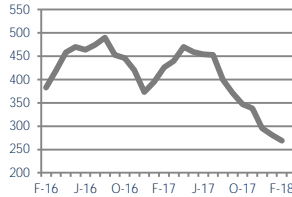
42



Up 5%
Vs. Year Ago

Active Inventory

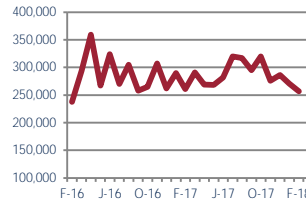
269



Down -37%
Vs. Year Ago

Median Sale Price

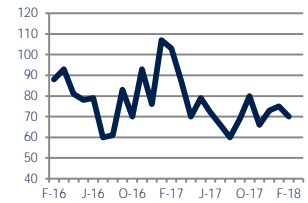
\$256,750



Down -2%
Vs. Year Ago

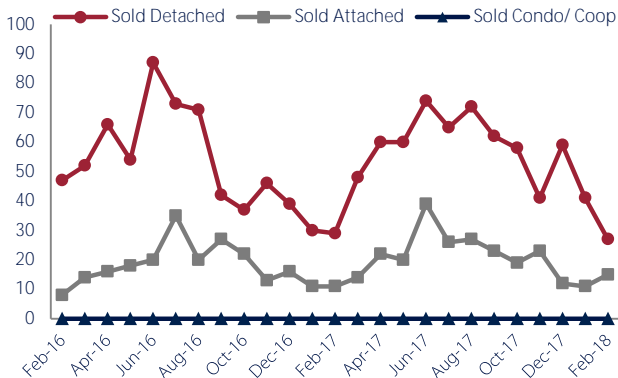
Days On Market

70



Down -32%
Vs. Year Ago

Units Sold*



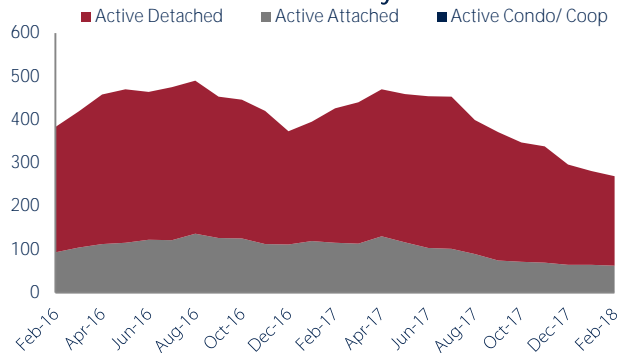
Units Sold

There was a decrease in total units sold in February, with 42 sold this month in York County versus 52 last month, a decrease of 19%. This month's total units sold was higher than at this time last year, an increase of 5% versus February 2017.

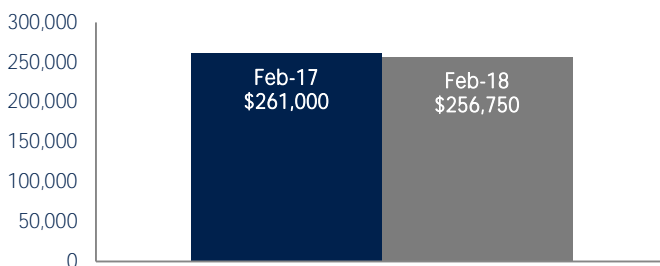
Active Inventory

Versus last year, the total number of homes available this month is lower by 157 units or 37%. The total number of active inventory this February was 269 compared to 426 in February 2017. This month's total of 269 is lower than the previous month's total supply of available inventory of 281, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for York County Homes was \$261,000. This February, the median sale price was \$256,750, a decrease of 2% or \$4,250 compared to last year. The current median sold price is 5% lower 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.

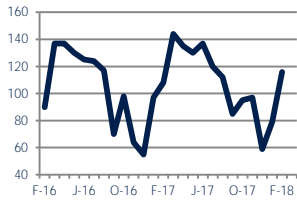


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by REIN and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



New Listings

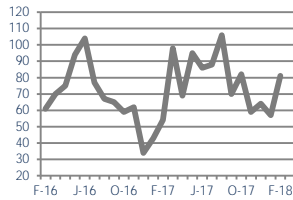
116



Up 7%
Vs. Year Ago

Current Contracts

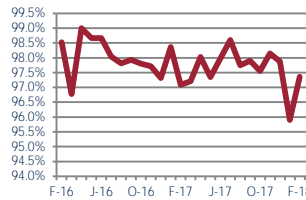
81



Up 50%
Vs. Year Ago

Sold Vs. List Price

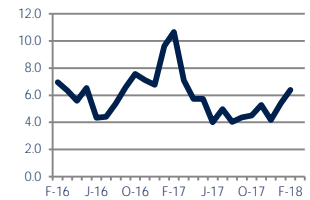
97.4%



No Change
Vs. Year Ago

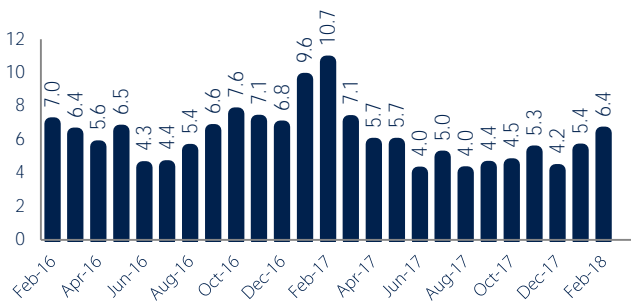
Months of Supply

6.4



Down -40%
Vs. Year Ago

Months Of Supply



Months of Supply

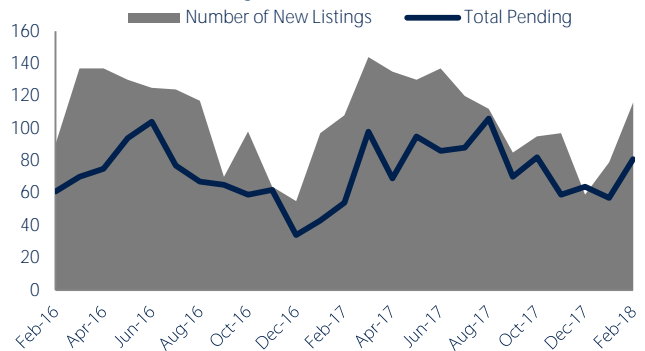
In February, there was 6.4 months of supply available in York County, compared to 10.7 in February 2017. That is a decrease of 40% versus a year ago.

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.

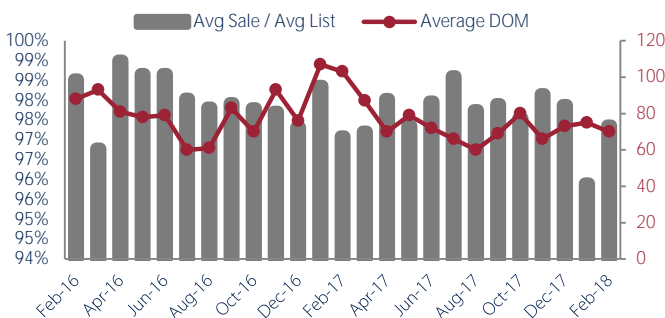
New Listings & Current Contracts

This month there were 116 homes newly listed for sale in York County compared to 108 in February 2017, an increase of 7%. There were 81 current contracts pending sale this February compared to 54 a year ago. The number of current contracts is 50% higher 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 97.4% 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 70, lower than the average last year, which was 103, a decrease of 32%.



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