

# THE LONG & FOSTER MARKET MINUTE™

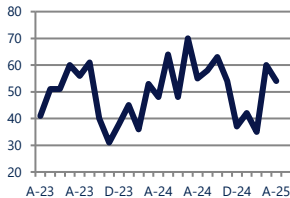
FOCUS ON: **CHAMBERSBURG, GUILFORD, AND CASHTOWN HOUSING MARKET**

APRIL 2025

Zip Code(s): 17201 and 17202

## Units Sold

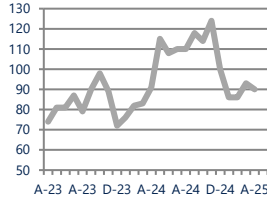
54



Up 13%  
Vs. Year Ago

## Active Inventory

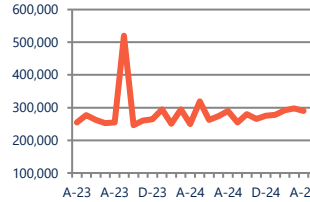
90



Down -1%  
Vs. Year Ago

## Median Sale Price

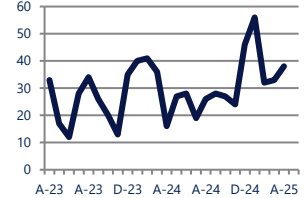
\$290,000



Up 16%  
Vs. Year Ago

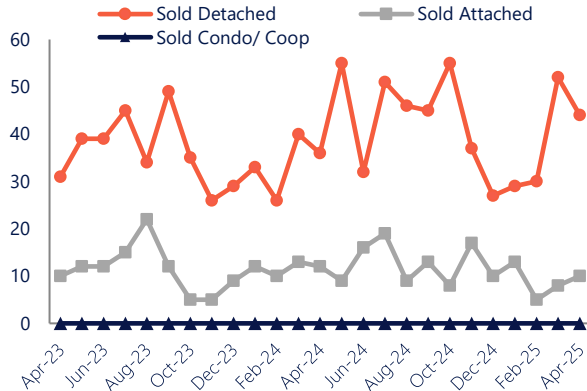
## Days On Market

38



Up 138%  
Vs. Year Ago

### Units Sold\*



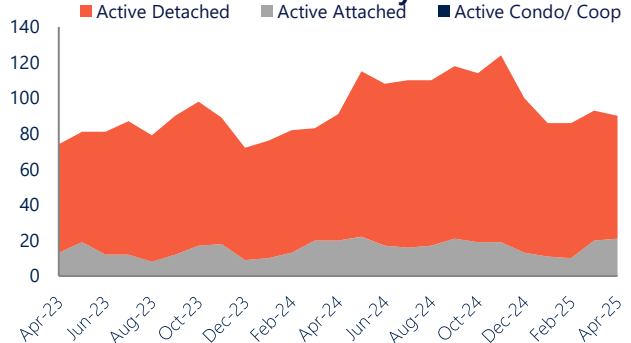
## Units Sold

There was a decrease in total units sold in April, with 54 sold this month in Chambersburg, Guilford, and Cashtown versus 60 last month, a decrease of 10%. This month's total units sold was higher than at this time last year, an increase of 13% versus April 2024.

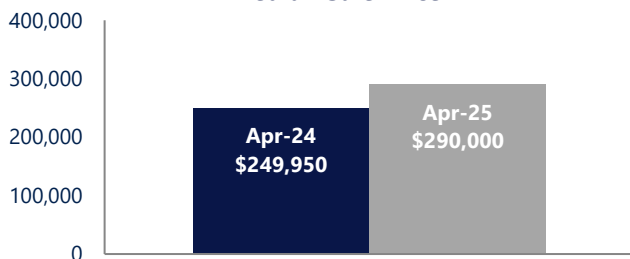
## Active Inventory

Versus last year, the total number of homes available this month is lower by 1 units or 1%. The total number of active inventory this April was 90 compared to 91 in April 2024. This month's total of 90 is lower than the previous month's total supply of available inventory of 93, a decrease of 3%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Chambersburg, Guilford, and Cashtown Homes was \$249,950. This April, the median sale price was \$290,000, an increase of 16% or \$40,050 compared to last year. The current median sold price is 3% lower 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.

Chambersburg, Guilford, and Cashtown are defined as properties listed in zip code/s 17201 and 17202.

\*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.

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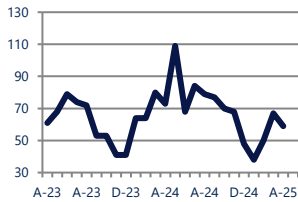
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APRIL 2025

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## New Listings

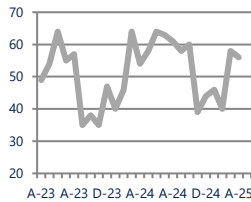
59



**Down -19%**  
Vs. Year Ago

## Current Contracts

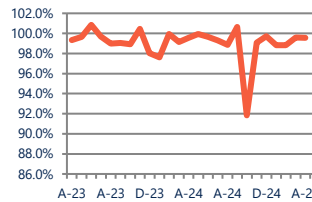
56



**Up 4%**  
Vs. Year Ago

## Sold Vs. List Price

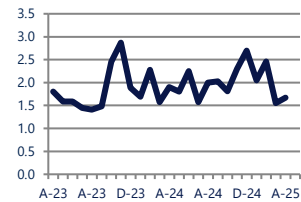
99.6%



**No Change**  
Vs. Year Ago

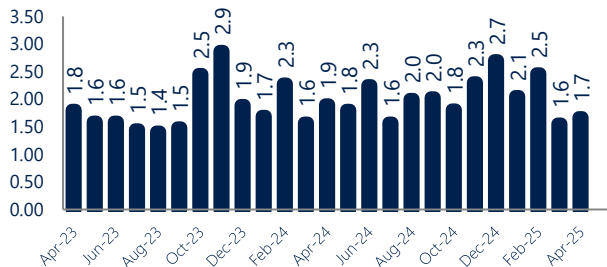
## Months of Supply

1.7



**Down -12%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

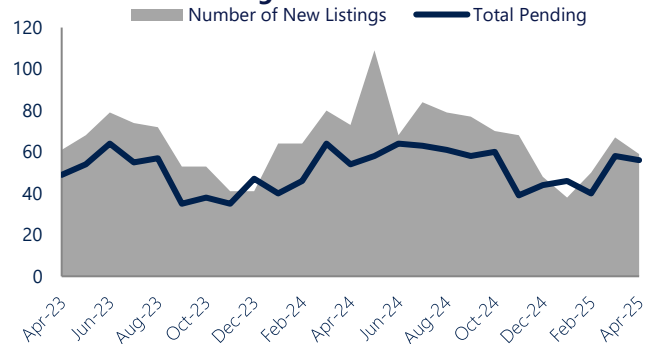
In April, there was 1.7 months of supply available in Chambersburg, Guilford, and Cashtown, compared to 1.9 in April 2024. That is a decrease of 12% versus a year ago.

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.

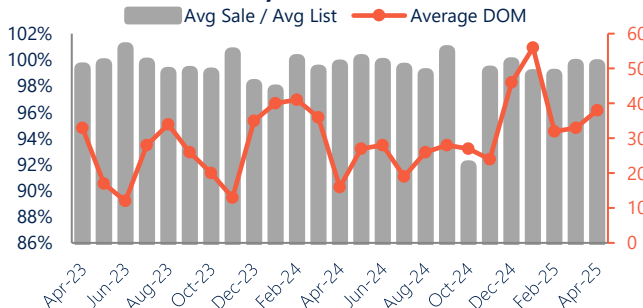
## New Listings & Current Contracts

This month there were 59 homes newly listed for sale in Chambersburg, Guilford, and Cashtown compared to 73 in April 2024, a decrease of 19%. There were 56 current contracts pending sale this April compared to 54 a year ago. The number of current contracts is 4% 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 Chambersburg, Guilford, and Cashtown was 99.6% 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 38, higher than the average last year, which was 16, an increase of 138%.

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