

THE LONG & FOSTER MARKET MINUTE™

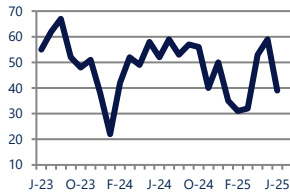
FOCUS ON: **DOVER, DILLSBURG, AND NORTHWESTERN YORK COUNTY HOUSING MARKET**

JUNE 2025

Zip Code(s): 17315, 17019, 17365, 17339 and 17364

Units Sold

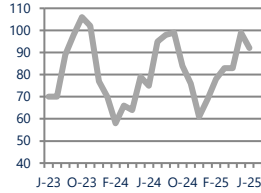
39



Down -25%
Vs. Year Ago

Active Inventory

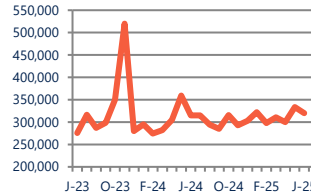
92



Up 23%
Vs. Year Ago

Median Sale Price

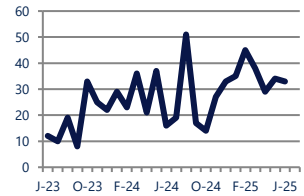
\$320,000



Up 2%
Vs. Year Ago

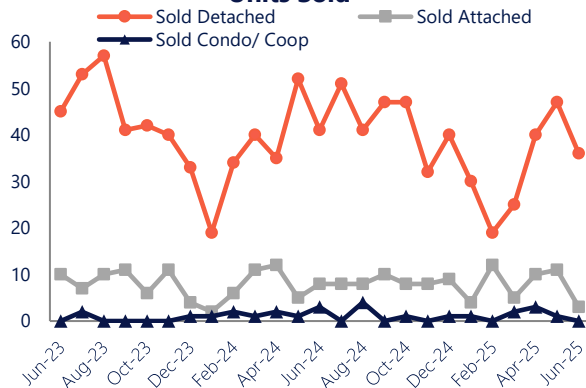
Days On Market

33



Up
Vs. Year Ago

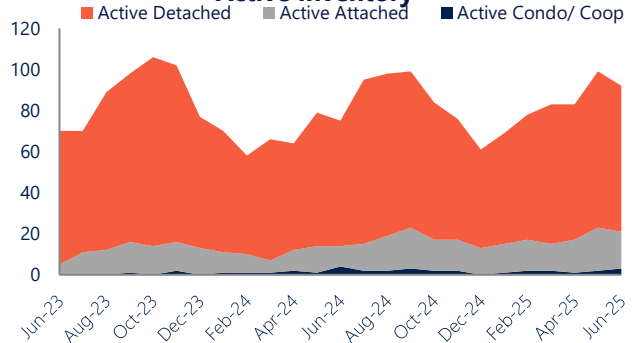
Units Sold*



Units Sold

There was a decrease in total units sold in June, with 39 sold this month in Dover, Dillsburg, and Northwestern York County versus 59 last month, a decrease of 34%. This month's total units sold was lower than at this time last year, a decrease of 25% versus June 2024.

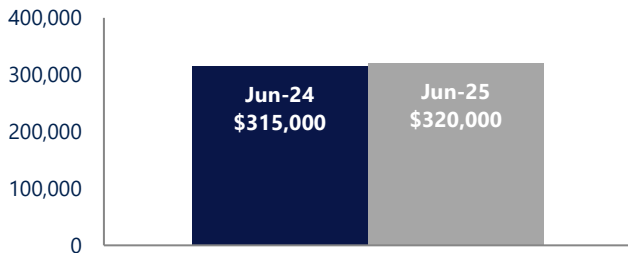
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 17 units or 23%. The total number of active inventory this June was 92 compared to 75 in June 2024. This month's total of 92 is lower than the previous month's total supply of available inventory of 99, a decrease of 7%.

Median Sale Price



Median Sale Price

Last June, the median sale price for Dover, Dillsburg, and Northwestern York County Homes was \$315,000. This June, the median sale price was \$320,000, an increase of 2% or \$5,000 compared to last year. The current median sold price is 4% lower than in May.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Dover, Dillsburg, and Northwestern York County are defined as properties listed in zip code/s 17315, 17019, 17365, 17339 and 17364.

*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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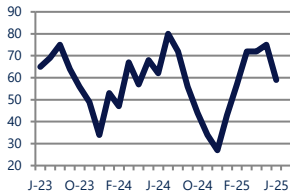
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New Listings

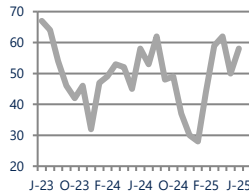
59



Down -5%
Vs. Year Ago

Current Contracts

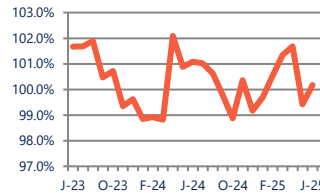
58



No Change
Vs. Year Ago

Sold Vs. List Price

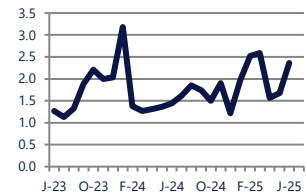
100.2%



Down -0.9%
Vs. Year Ago

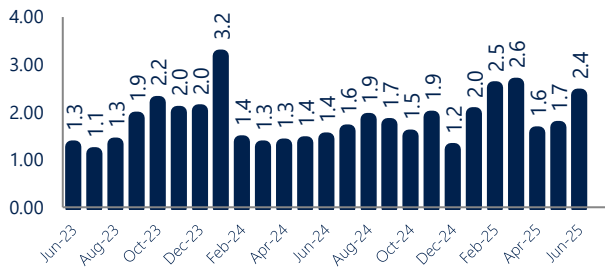
Months of Supply

2.4



Up 64%
Vs. Year Ago

Months Of Supply



Months of Supply

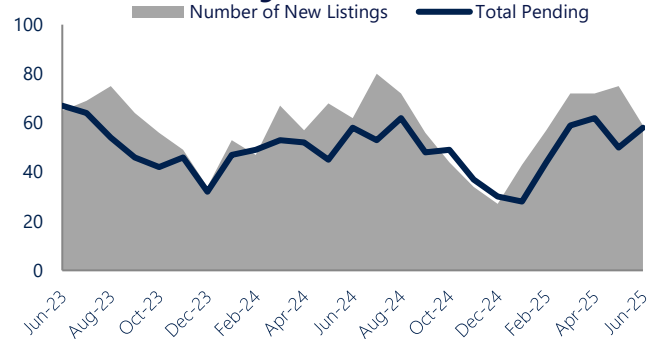
In June, there was 2.4 months of supply available in Dover, Dillsburg, and Northwestern York County, compared to 1.4 in June 2024. That is an increase of 64% versus a year ago.

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.

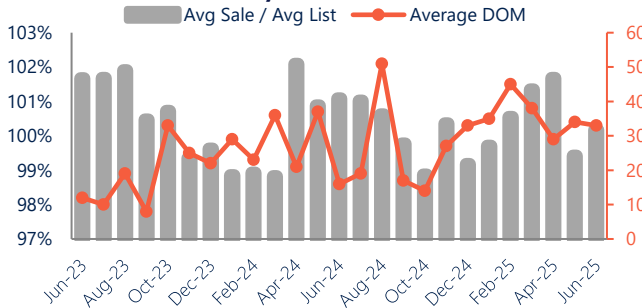
New Listings & Current Contracts

This month there were 59 homes newly listed for sale in Dover, Dillsburg, and Northwestern York County compared to 62 in June 2024, a decrease of 5%. There were 58 current contracts pending sale this June, consistent with the volume a year ago. The number of current contracts is 16% higher than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Dover, Dillsburg, and Northwestern York County was 100.2% of the average list price, which is 0.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 33, higher than the average last year, which was 16. This increase was impacted by the limited number of sales.

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