

THE LONG & FOSTER MARKET MINUTE™

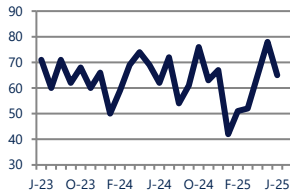
FOCUS ON: **DOWNTOWN YORK, VALLEY VIEW, AND JACOBUS HOUSING MARKET**

JUNE 2025

Zip Code(s): 17403, 17401, 17407 and 17405

Units Sold

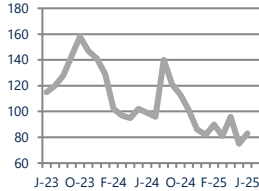
65



Up 5%
Vs. Year Ago

Active Inventory

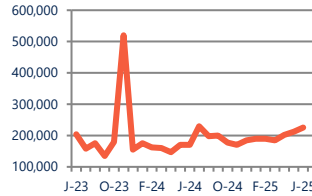
83



Down -16%
Vs. Year Ago

Median Sale Price

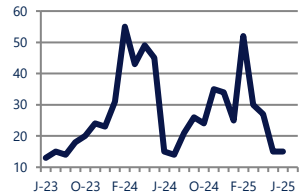
\$225,000



Up 32%
Vs. Year Ago

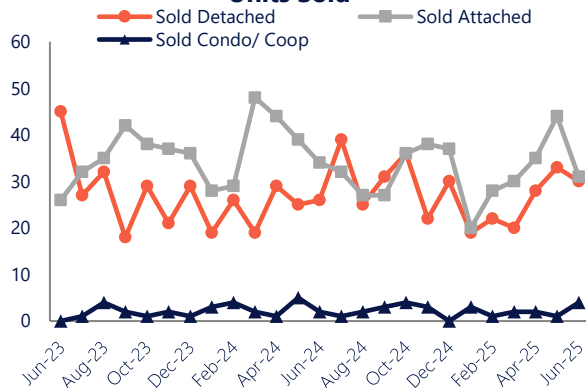
Days On Market

15



No Change
Vs. Year Ago

Units Sold*



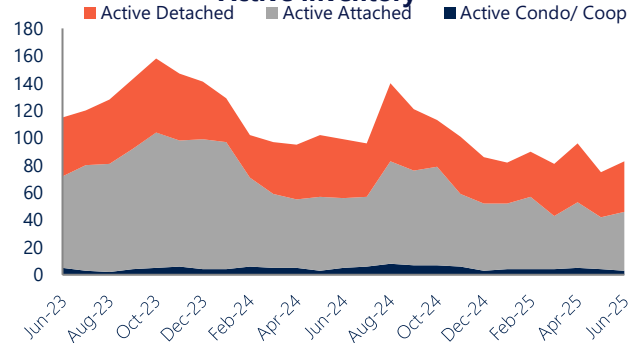
Units Sold

There was a decrease in total units sold in June, with 65 sold this month in Downtown York, Valley View, and Jacobus versus 78 last month, a decrease of 17%. This month's total units sold was higher than at this time last year, an increase of 5% versus June 2024.

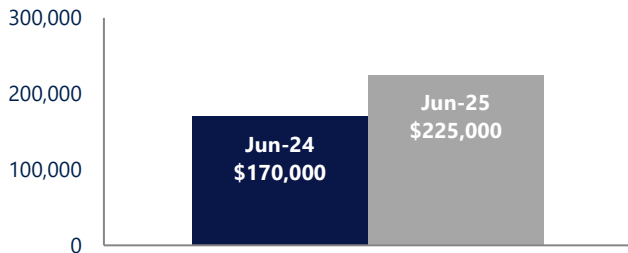
Active Inventory

Versus last year, the total number of homes available this month is lower by 16 units or 16%. The total number of active inventory this June was 83 compared to 99 in June 2024. This month's total of 83 is higher than the previous month's total supply of available inventory of 75, an increase of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Downtown York, Valley View, and Jacobus Homes was \$170,000. This June, the median sale price was \$225,000, an increase of \$55,000 compared to last year. The current median sold price is higher 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.

Downtown York, Valley View, and Jacobus are defined as properties listed in zip code/s 17403, 17401, 17407 and 17405.

*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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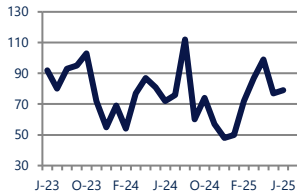
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JUNE 2025

Zip Code(s): 17403, 17401, 17407 and 17405

New Listings

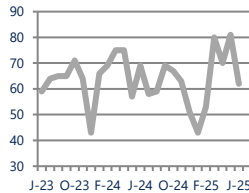
79



Up 10%
Vs. Year Ago

Current Contracts

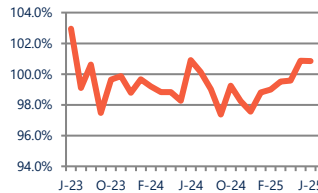
62



Down -10%
Vs. Year Ago

Sold Vs. List Price

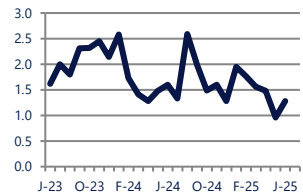
100.9%



No Change
Vs. Year Ago

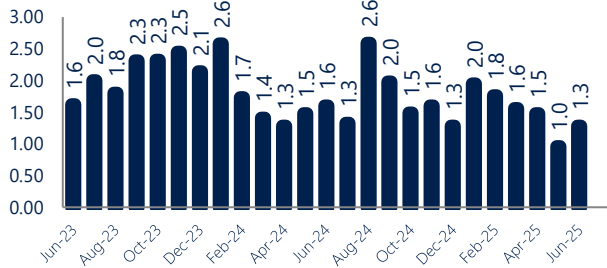
Months of Supply

1.3



Down -20%
Vs. Year Ago

Months Of Supply



Months of Supply

In June, there was 1.3 months of supply available in Downtown York, Valley View, and Jacobus, compared to 1.6 in June 2024. That is a decrease of 20% versus a year ago.

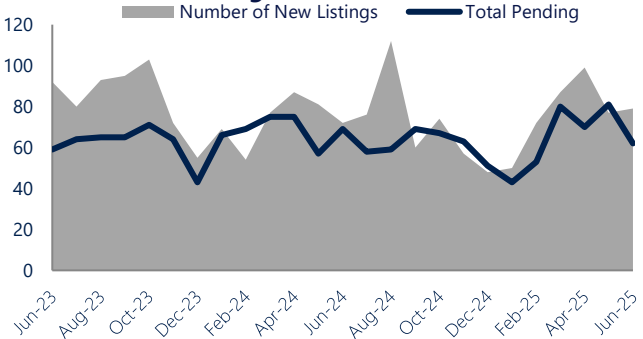
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

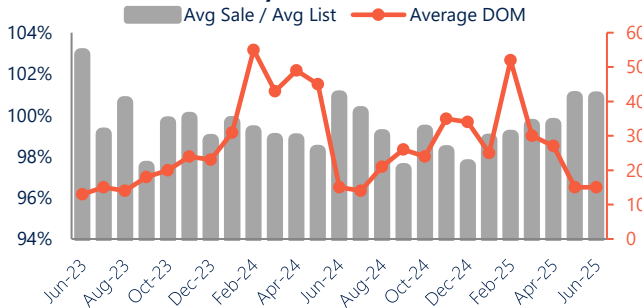
This month there were 79 homes newly listed for sale in Downtown York, Valley View, and Jacobus compared to 72 in June 2024, an increase of 10%. There were 62 current contracts pending sale this June compared to 69 a year ago.

The number of current contracts is 10% lower than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Downtown York, Valley View, and Jacobus was 100.9% 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 15, which is similar compared to a year ago.

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