

THE LONG & FOSTER MARKET MINUTE™

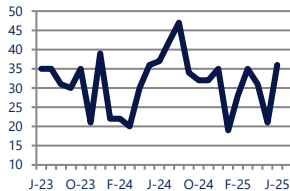
FOCUS ON: **EAST YORK AND STONYBROOK-WILSHIRE HOUSING MARKET**

JUNE 2025

Zip Code(s): 17402

Units Sold

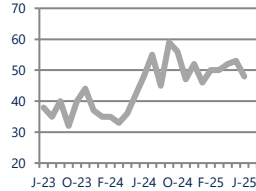
36



Down
Vs. Year Ago

Active Inventory

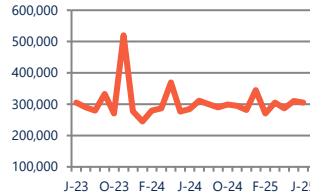
48



No Change
Vs. Year Ago

Median Sale Price

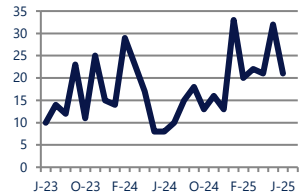
\$305,050



Up 7%
Vs. Year Ago

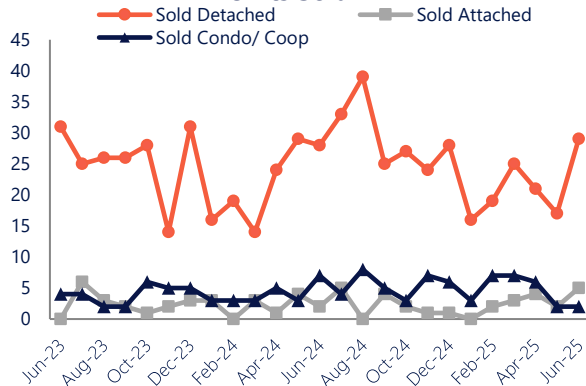
Days On Market

21



Up
Vs. Year Ago

Units Sold*



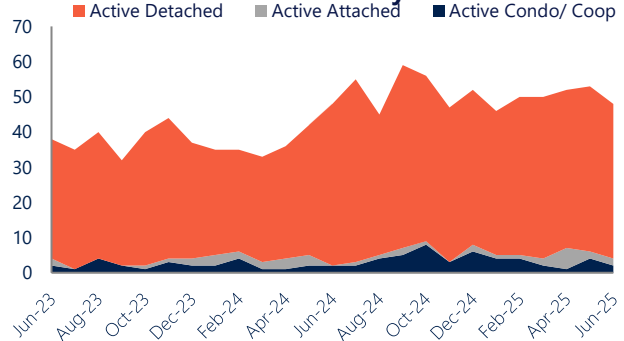
Units Sold

With relatively few transactions, there was an increase in total units sold in June, with 36 sold this month in East York and Stonybrook-Wilshire. This month's total units sold was lower than at this time last year, a decrease from June 2024.

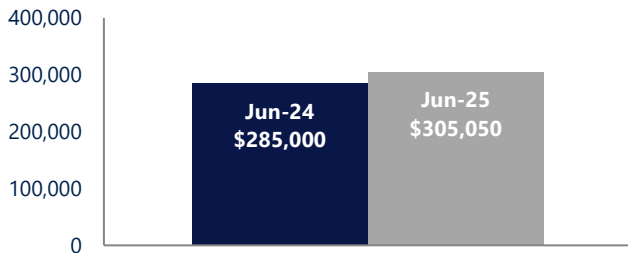
Active Inventory

The total number of homes available this month is 48 units, which is similar compared to a year ago. This month's total of 48 is lower than the previous month's total supply of available inventory of 53, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for East York and Stonybrook-Wilshire Homes was \$285,000. This June, the median sale price was \$305,050, an increase of 7% or \$20,050 compared to last year. The current median sold price is 2% 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.

East York and Stonybrook-Wilshire are defined as properties listed in zip code/s 17402.

*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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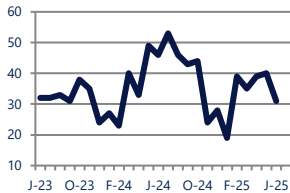
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JUNE 2025

Zip Code(s): 17402

New Listings

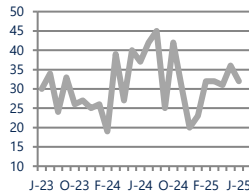
31



Down -33%
Vs. Year Ago

Current Contracts

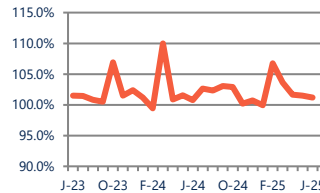
32



Down -14%
Vs. Year Ago

Sold Vs. List Price

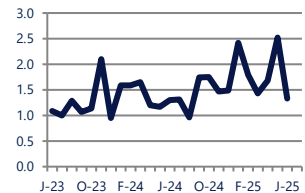
101.2%



No Change
Vs. Year Ago

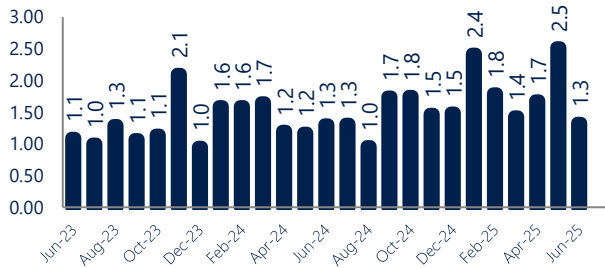
Months of Supply

1.3



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

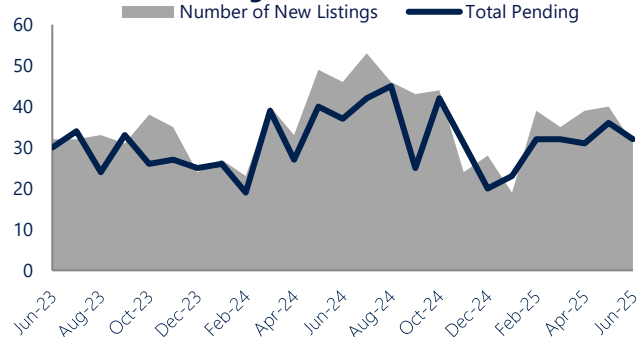
In June, there was 1.3 months of supply available in East York and Stonybrook-Wilshire. The amount of supply is similar compared to a year ago.

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.

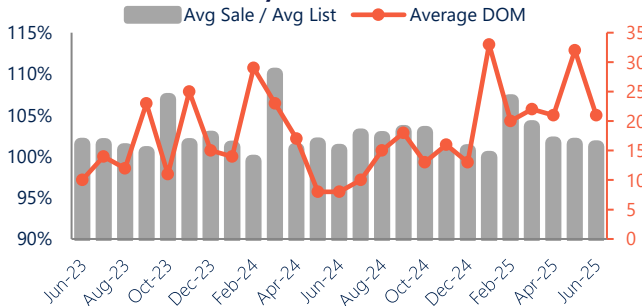
New Listings & Current Contracts

This month there were 31 homes newly listed for sale in East York and Stonybrook-Wilshire compared to 46 in June 2024, a decrease of 33%. There were 32 current contracts pending sale this June compared to 37 a year ago. The number of current contracts is 14% 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 East York and Stonybrook-Wilshire was 101.2% 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 8. This increase was impacted by the limited number of sales.

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