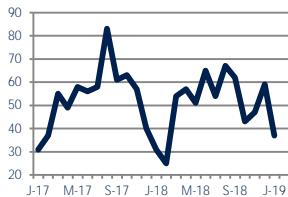


Units Sold

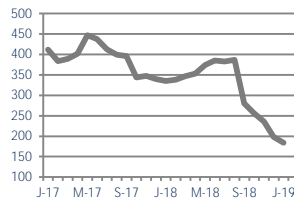
37



Up
Vs. Year Ago

Active Inventory

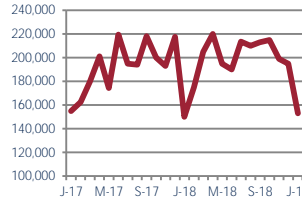
184



Down -45%
Vs. Year Ago

Median Sale Price

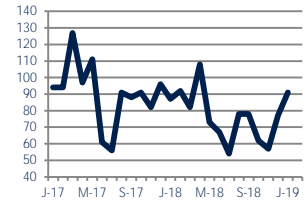
\$153,000



Up 2%
Vs. Year Ago

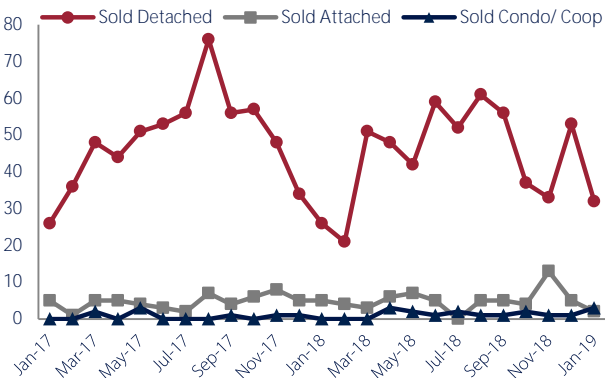
Days On Market

91



Up 5%
Vs. Year Ago

Units Sold*



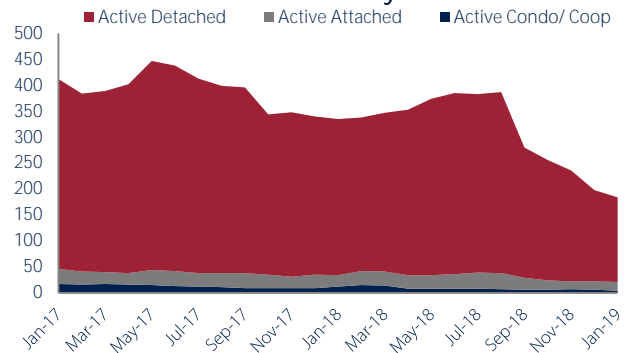
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 37 sold this month in Gettysburg, Fairfield, and Western Adams County. This month's total units sold was higher than at this time last year, an increase from January 2018.

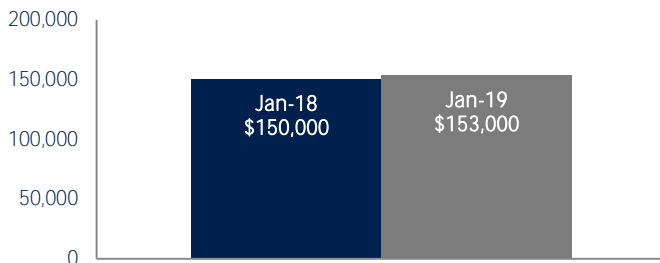
Active Inventory

Versus last year, the total number of homes available this month is lower by 151 units or 45%. The total number of active inventory this January was 184 compared to 335 in January 2018. This month's total of 184 is lower than the previous month's total supply of available inventory of 198, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Gettysburg, Fairfield, and Western Adams County Homes was \$150,000. This January, the median sale price was \$153,000, an increase of 2% or \$3,000 compared to last year. The current median sold price is 22% lower than in December.

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

Gettysburg, Fairfield, and Western Adams County are defined as properties listed in zip code/s 17325, 17320, 17307, 17353, 17324, 17304, 17303, 17306, 17343 and 17310.

*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.

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The Long & Foster Market Minute™

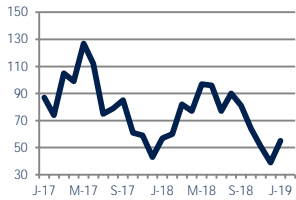
Focus On: Gettysburg, Fairfield, and Western Adams County Housing Market

January 2019

Zip Code(s): 17325, 17320, 17307, 17353, 17324, 17304, 17303, 17306, 17343 and 17310

New Listings

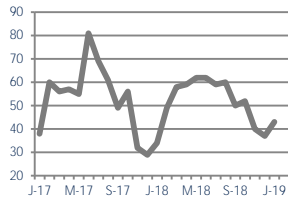
55



Down -4%
Vs. Year Ago

Current Contracts

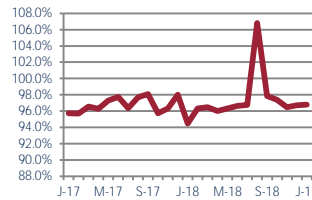
43



Up 26%
Vs. Year Ago

Sold Vs. List Price

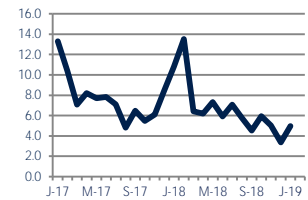
96.8%



Up 2.5%
Vs. Year Ago

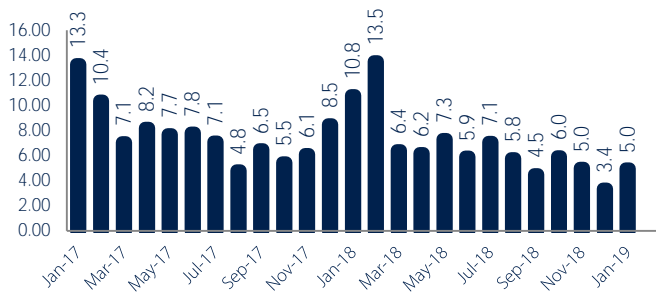
Months of Supply

5.0



Down -54%
Vs. Year Ago

Months Of Supply



Months of Supply

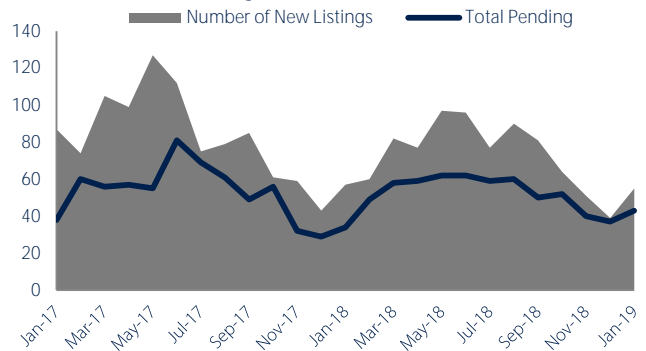
In January, there was 5.0 months of supply available in Gettysburg, Fairfield, and Western Adams County, compared to 10.8 in January 2018. That is a decrease of 54% versus a year ago.

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.

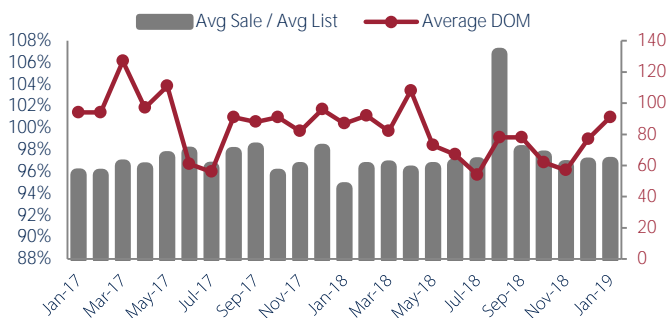
New Listings & Current Contracts

This month there were 55 homes newly listed for sale in Gettysburg, Fairfield, and Western Adams County compared to 57 in January 2018, a decrease of 4%. There were 43 current contracts pending sale this January compared to 34 a year ago. The number of current contracts is 26% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Gettysburg, Fairfield, and Western Adams County was 96.8% of the average list price, which is 2.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 91, higher than the average last year, which was 87, an increase of 5%.



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