



The Long & Foster Market Minute™

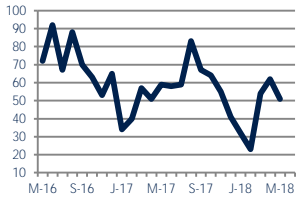
Focus On: Gettysburg, Fairfield, and Western Adams County Housing Market

May 2018

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

Units Sold

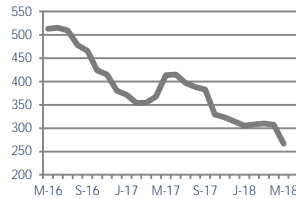
51



Down -14%
Vs. Year Ago

Active Inventory

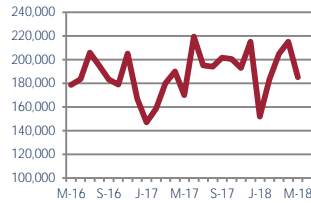
267



Down -36%
Vs. Year Ago

Median Sale Price

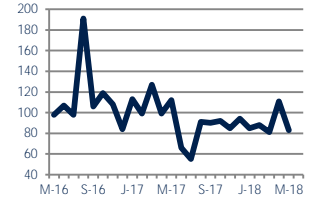
\$185,000



Up 9%
Vs. Year Ago

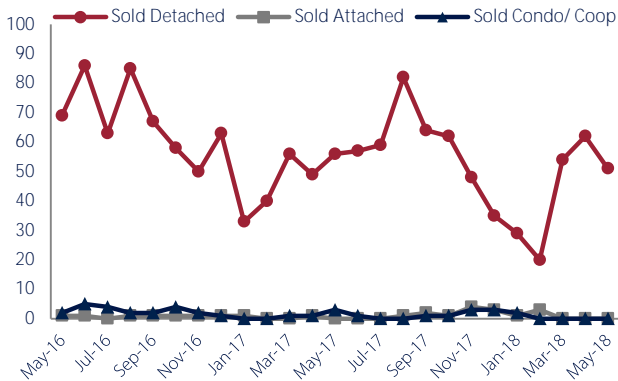
Days On Market

83



Down -26%
Vs. Year Ago

Units Sold*



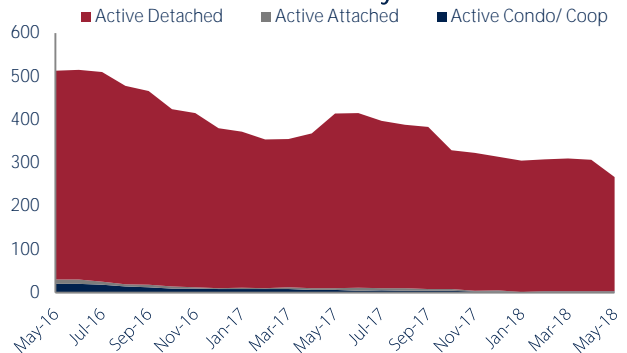
Units Sold

There was a decrease in total units sold in May, with 51 sold this month in Gettysburg, Fairfield, and Western Adams County versus 62 last month, a decrease of 18%. This month's total units sold was lower than at this time last year, a decrease of 14% versus May 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 147 units or 36%. The total number of active inventory this May was 267 compared to 414 in May 2017. This month's total of 267 is lower than the previous month's total supply of available inventory of 307, a decrease of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Gettysburg, Fairfield, and Western Adams County Homes was \$170,000. This May, the median sale price was \$185,000, an increase of 9% or \$15,000 compared to last year. The current median sold price is 14% lower than in April.

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.

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.



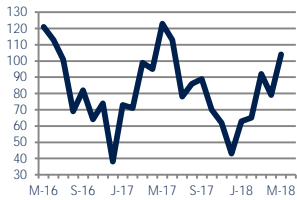
CHRISTIE'S
INTERNATIONAL REAL ESTATE



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

New Listings

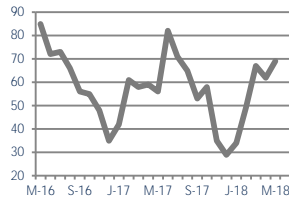
104



Down -15%
Vs. Year Ago

Current Contracts

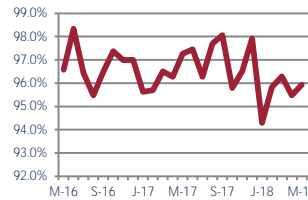
69



Up 23%
Vs. Year Ago

Sold Vs. List Price

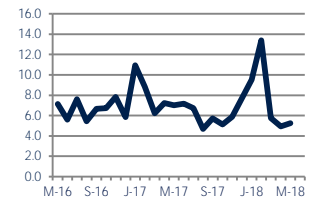
95.9%



Down -1.4%
Vs. Year Ago

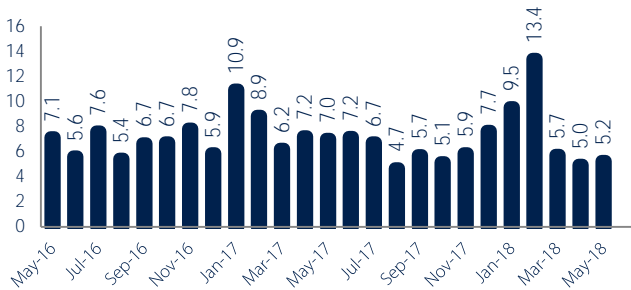
Months of Supply

5.2



Down -25%
Vs. Year Ago

Months Of Supply



Months of Supply

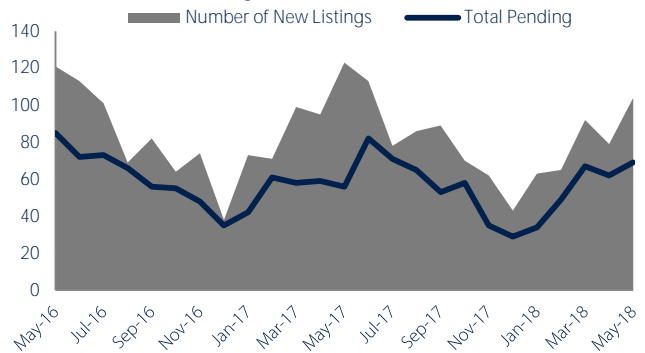
In May, there was 5.2 months of supply available in Gettysburg, Fairfield, and Western Adams County, compared to 7.0 in May 2017. That is a decrease of 25% versus a year ago.

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.

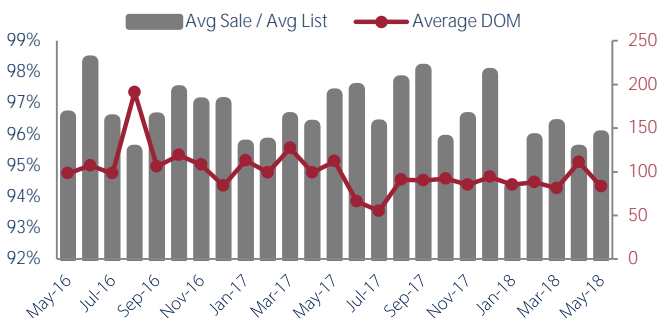
New Listings & Current Contracts

This month there were 104 homes newly listed for sale in Gettysburg, Fairfield, and Western Adams County compared to 123 in May 2017, a decrease of 15%. There were 69 current contracts pending sale this May compared to 56 a year ago. The number of current contracts is 23% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Gettysburg, Fairfield, and Western Adams County was 95.9% of the average list price, which is 1.3% lower than at this time last year.

Days On Market

This month, the average number of days on market was 83, lower than the average last year, which was 112, a decrease of 26%.



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