

# THE LONG & FOSTER MARKET MINUTE™

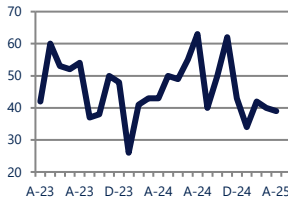
FOCUS ON: **GETTYSBURG, FAIRFIELD, AND WESTERN ADAMS COUNTY HOUSING MARKET**

APRIL 2025

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

## Units Sold

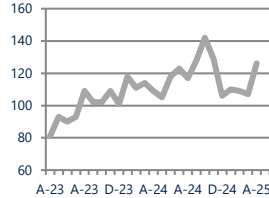
39



**Down -9%**  
Vs. Year Ago

## Active Inventory

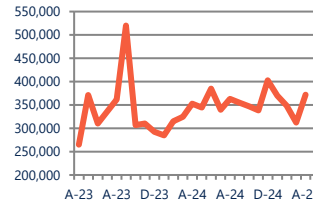
126



**Up 16%**  
Vs. Year Ago

## Median Sale Price

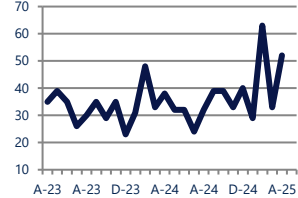
\$371,571



**Up 5%**  
Vs. Year Ago

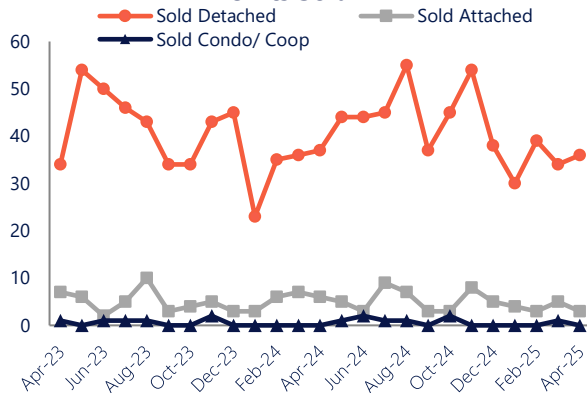
## Days On Market

52



**Up 37%**  
Vs. Year Ago

## Units Sold\*



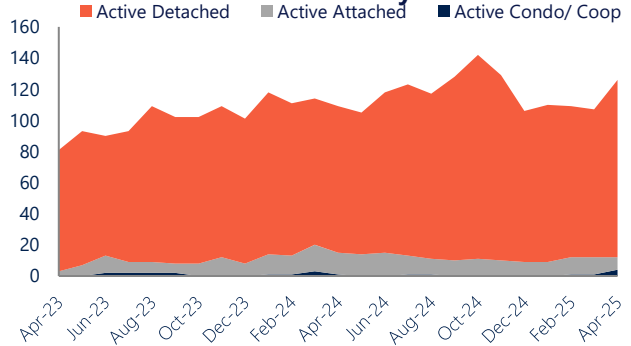
## Units Sold

There was a decrease in total units sold in April, with 39 sold this month in Gettysburg, Fairfield, and Western Adams County versus 40 last month, a decrease of 3%. This month's total units sold was lower than at this time last year, a decrease of 9% versus April 2024.

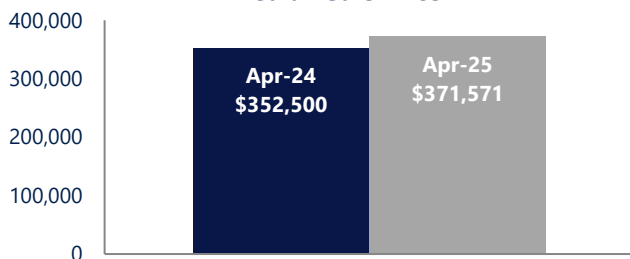
## Active Inventory

Versus last year, the total number of homes available this month is higher by 17 units or 16%. The total number of active inventory this April was 126 compared to 109 in April 2024. This month's total of 126 is higher than the previous month's total supply of available inventory of 107, an increase of 18%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Gettysburg, Fairfield, and Western Adams County Homes was \$352,500. This April, the median sale price was \$371,571, an increase of 5% or \$19,071 compared to last year. The current median sold price is 19% higher than in March.

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.

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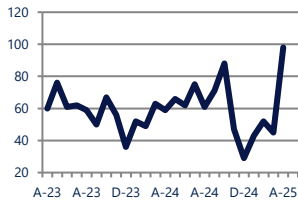
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## New Listings

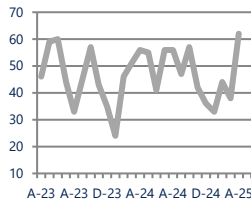
98



Up 66%  
Vs. Year Ago

## Current Contracts

62



Up 11%  
Vs. Year Ago

## Sold Vs. List Price

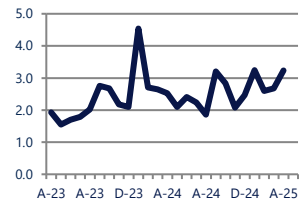
98.3%



Down -1.2%  
Vs. Year Ago

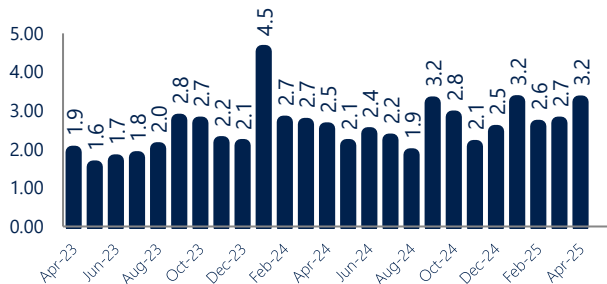
## Months of Supply

3.2



Up 28%  
Vs. Year Ago

## Months Of Supply



## Months of Supply

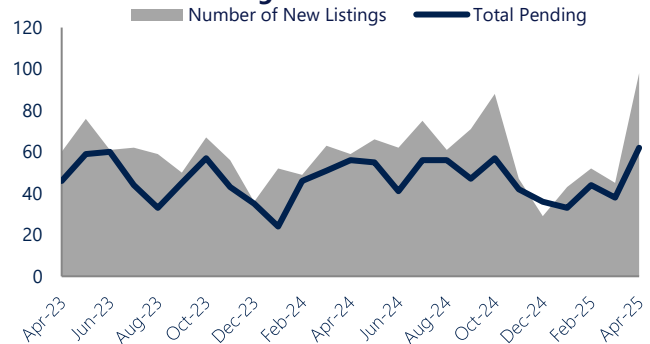
In April, there was 3.2 months of supply available in Gettysburg, Fairfield, and Western Adams County, compared to 2.5 in April 2024. That is an increase of 27% versus a year ago.

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.

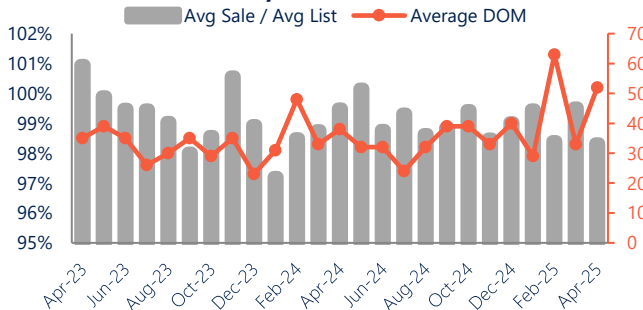
## New Listings & Current Contracts

This month there were 98 homes newly listed for sale in Gettysburg, Fairfield, and Western Adams County compared to 59 in April 2024, an increase of 66%. There were 62 current contracts pending sale this April compared to 56 a year ago. The number of current contracts is 11% higher than last April.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In April, the average sale price in Gettysburg, Fairfield, and Western Adams County was 98.3% of the average list price, which is 1.2% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 52, higher than the average last year, which was 38, an increase of 37%.

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