



The Long & Foster Market Minute™

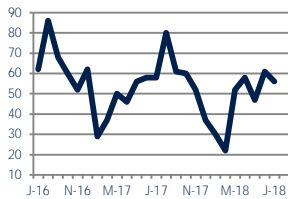
Focus On: Gettysburg, Fairfield, and Western Adams County Housing Market

July 2018

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

Units Sold

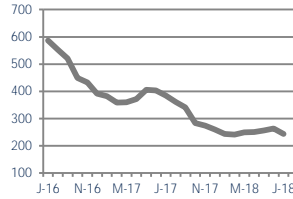
56



Down -3%
Vs. Year Ago

Active Inventory

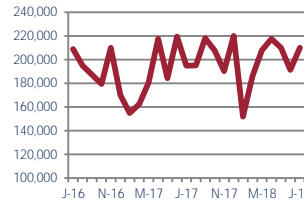
243



Down -37%
Vs. Year Ago

Median Sale Price

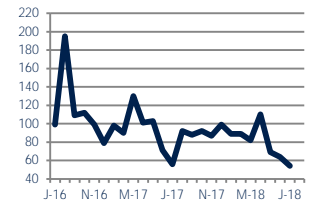
\$210,000



Up 8%
Vs. Year Ago

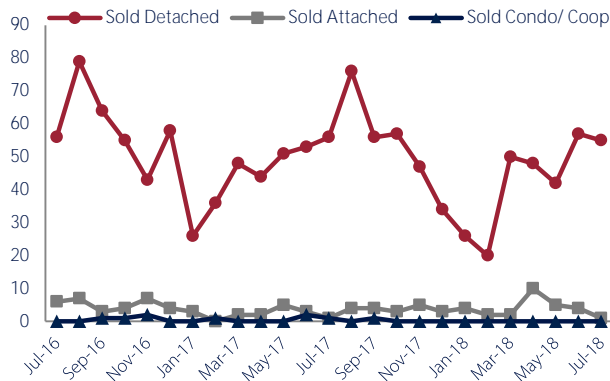
Days On Market

54



Down -4%
Vs. Year Ago

Units Sold*



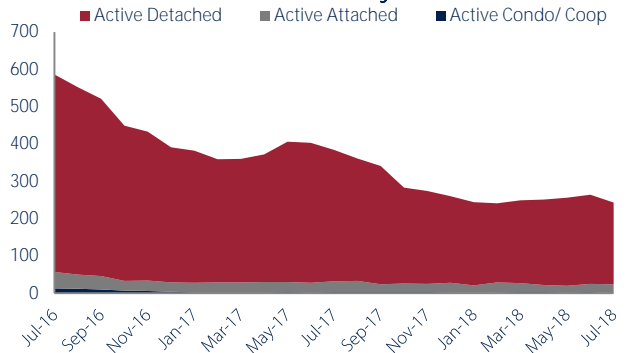
Units Sold

There was a decrease in total units sold in July, with 56 sold this month in Gettysburg, Fairfield, and Western Adams County versus 61 last month, a decrease of 8%. This month's total units sold was lower than at this time last year, a decrease of 3% versus July 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 141 units or 37%. The total number of active inventory this July was 243 compared to 384 in July 2017. This month's total of 243 is lower than the previous month's total supply of available inventory of 264, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Gettysburg, Fairfield, and Western Adams County Homes was \$195,000. This July, the median sale price was \$210,000, an increase of 8% or \$15,000 compared to last year. The current median sold price is 10% higher than in June.

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



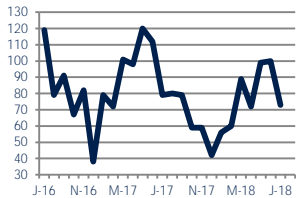
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New Listings

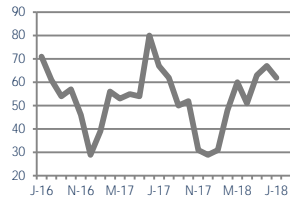
73



Down -8%
Vs. Year Ago

Current Contracts

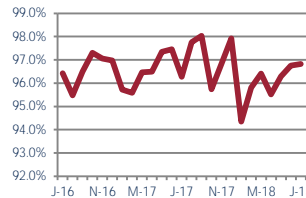
62



Down -7%
Vs. Year Ago

Sold Vs. List Price

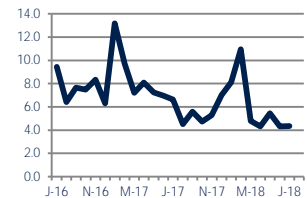
96.8%



Up 0.6%
Vs. Year Ago

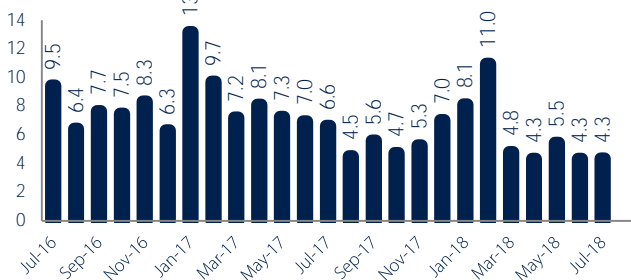
Months of Supply

4.3



Down -34%
Vs. Year Ago

Months Of Supply



Months of Supply

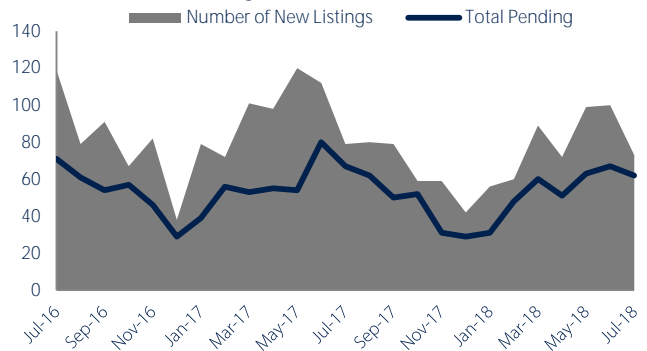
In July, there was 4.3 months of supply available in Gettysburg, Fairfield, and Western Adams County, compared to 6.6 in July 2017. That is a decrease of 34% versus a year ago.

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.

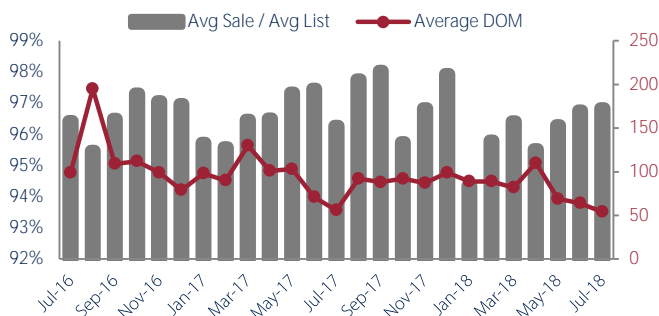
New Listings & Current Contracts

This month there were 73 homes newly listed for sale in Gettysburg, Fairfield, and Western Adams County compared to 79 in July 2017, a decrease of 8%. There were 62 current contracts pending sale this July compared to 67 a year ago. The number of current contracts is 7% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Gettysburg, Fairfield, and Western Adams County was 96.8% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 54, lower than the average last year, which was 56, a decrease of 4%.



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