

THE LONG & FOSTER MARKET MINUTE™

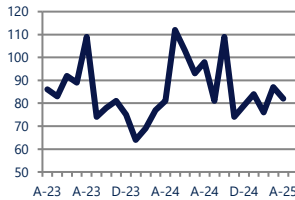
FOCUS ON: **HANOVER, SPRING GROVE, AND GLENVILLE HOUSING MARKET**

APRIL 2025

Zip Code(s): 17331, 17362, 17329 and 17311

Units Sold

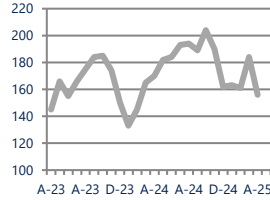
82



Up 1%
Vs. Year Ago

Active Inventory

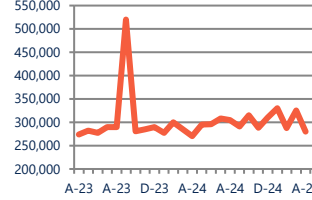
156



Down -8%
Vs. Year Ago

Median Sale Price

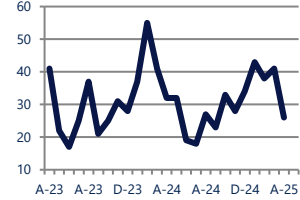
\$280,000



Up 4%
Vs. Year Ago

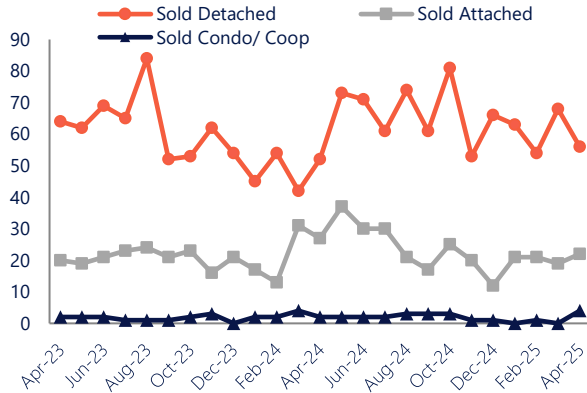
Days On Market

26



Down -19%
Vs. Year Ago

Units Sold*



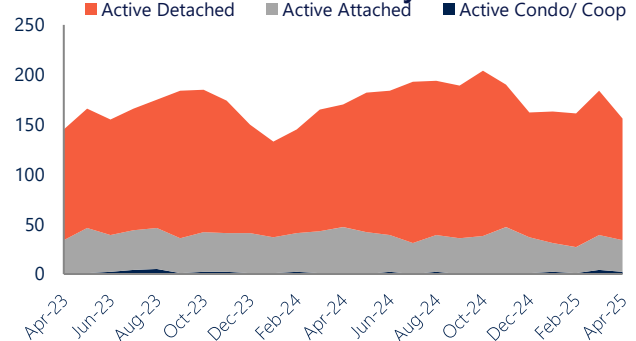
Units Sold

There was a decrease in total units sold in April, with 82 sold this month in Hanover, Spring Grove, and Glenville versus 87 last month, a decrease of 6%. This month's total units sold was higher than at this time last year, an increase of 1% versus April 2024.

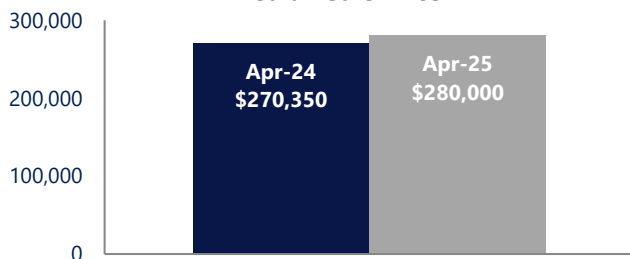
Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 8%. The total number of active inventory this April was 156 compared to 170 in April 2024. This month's total of 156 is lower than the previous month's total supply of available inventory of 184, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Hanover, Spring Grove, and Glenville Homes was \$270,350. This April, the median sale price was \$280,000, an increase of 4% or \$9,650 compared to last year. The current median sold price is 14% lower 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.

Hanover, Spring Grove, and Glenville are defined as properties listed in zip code/s 17331, 17362, 17329 and 17311.

*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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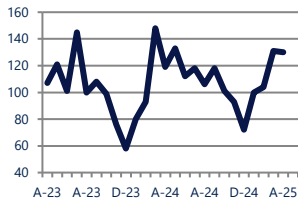
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APRIL 2025

Zip Code(s): 17331, 17362, 17329 and 17311

New Listings

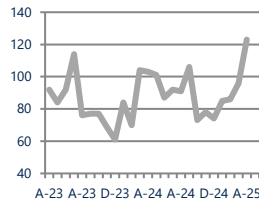
130



Up 9%
Vs. Year Ago

Current Contracts

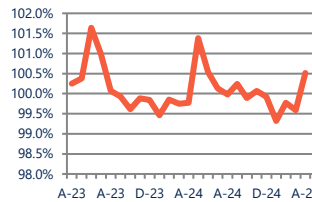
123



Up 19%
Vs. Year Ago

Sold Vs. List Price

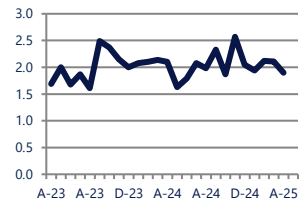
100.5%



Up 0.7%
Vs. Year Ago

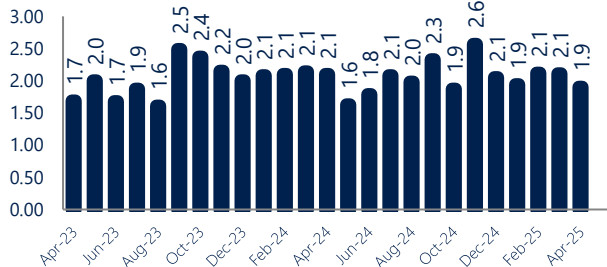
Months of Supply

1.9



Down -10%
Vs. Year Ago

Months Of Supply



Months of Supply

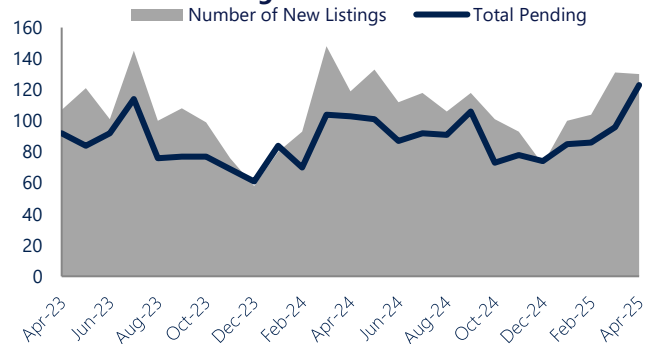
In April, there was 1.9 months of supply available in Hanover, Spring Grove, and Glenville, compared to 2.1 in April 2024. That is a decrease of 9% versus a year ago.

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.

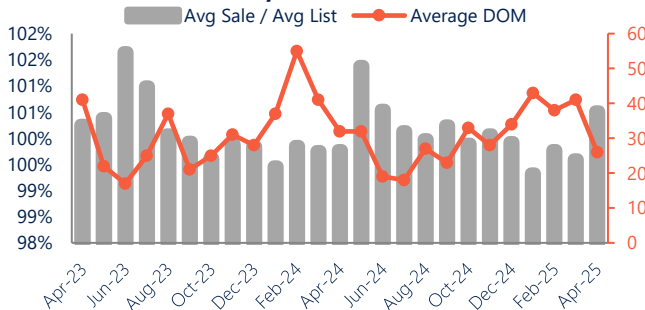
New Listings & Current Contracts

This month there were 130 homes newly listed for sale in Hanover, Spring Grove, and Glenville compared to 119 in April 2024, an increase of 9%. There were 123 current contracts pending sale this April compared to 103 a year ago. The number of current contracts is 19% 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 Hanover, Spring Grove, and Glenville was 100.5% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 26, lower than the average last year, which was 32, a decrease of 19%.

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