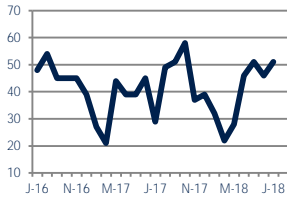


Zip Code(s): 17340, 17350, 17316, 17301, 17372 and 17344

Units Sold

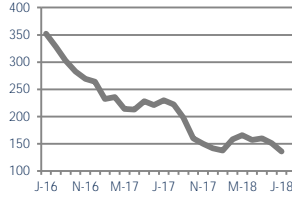
51



Up
Vs. Year Ago

Active Inventory

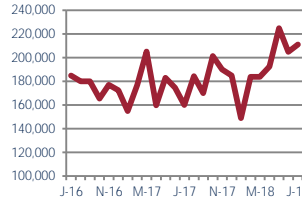
136



Down -41%
Vs. Year Ago

Median Sale Price

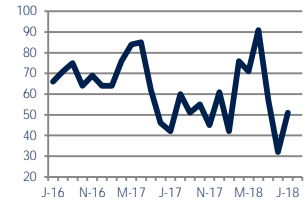
\$211,000



Up 32%
Vs. Year Ago

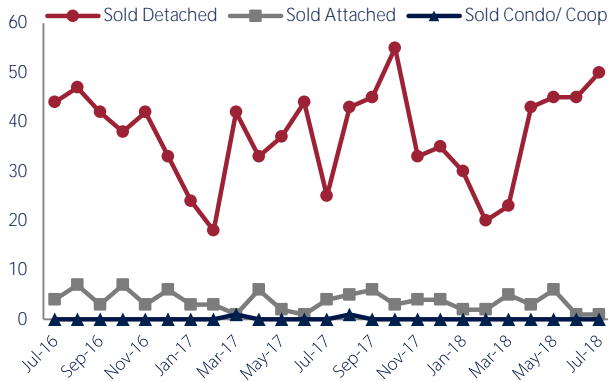
Days On Market

51



Up 21%
Vs. Year Ago

Units Sold*



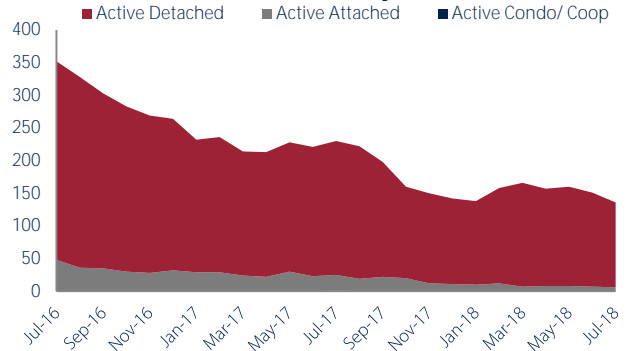
Units Sold

There was an increase in total units sold in July, with 51 sold this month in Littlestown, New Oxford, and Eastern Adams County. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 94 units or 41%. The total number of active inventory this July was 136 compared to 230 in July 2017. This month's total of 136 is lower than the previous month's total supply of available inventory of 151, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Littlestown, New Oxford, and Eastern Adams County Homes was \$160,000. This July, the median sale price was \$211,000, an increase of \$51,000 compared to last year. The current median sold price is 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.

Littlestown, New Oxford, and Eastern Adams County are defined as properties listed in zip code/s 17340, 17350, 17316, 17301, 17372 and 17344.

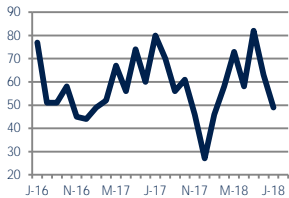
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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.



Zip Code(s): 17340, 17350, 17316, 17301, 17372 and 17344

New Listings

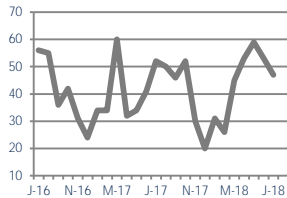
49



Down -39%
Vs. Year Ago

Current Contracts

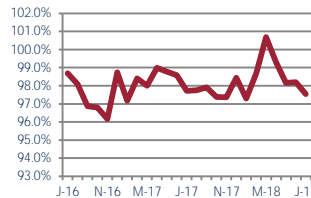
47



Down -10%
Vs. Year Ago

Sold Vs. List Price

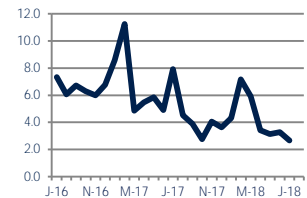
97.5%



No Change
Vs. Year Ago

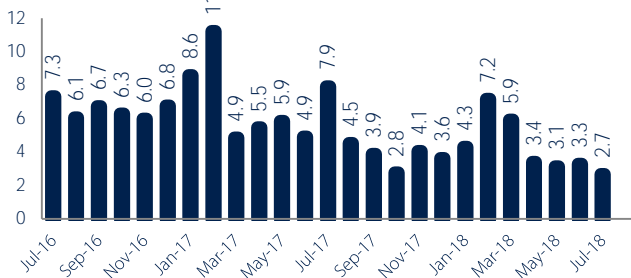
Months of Supply

2.7



Down -66%
Vs. Year Ago

Months Of Supply



Months of Supply

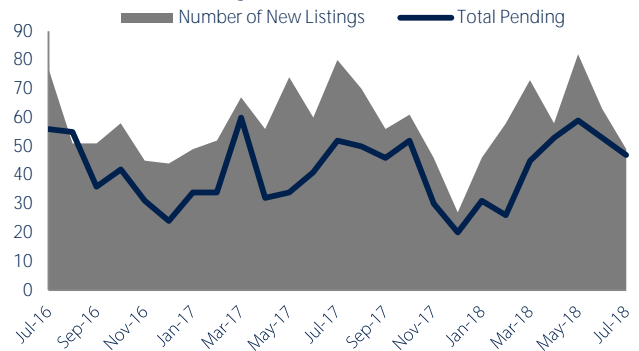
In July, there was 2.7 months of supply available in Littlestown, New Oxford, and Eastern Adams County, compared to 7.9 in July 2017. That is a decrease of 66% versus a year ago.

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.

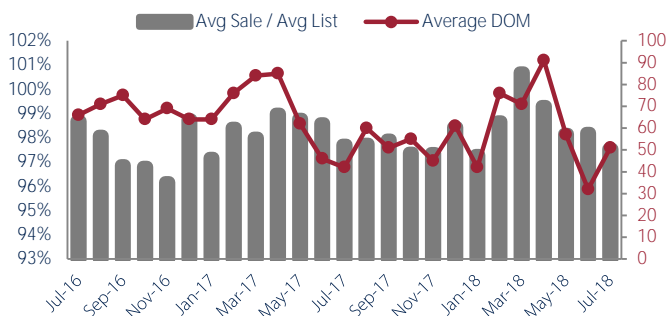
New Listings & Current Contracts

This month there were 49 homes newly listed for sale in Littlestown, New Oxford, and Eastern Adams County compared to 80 in July 2017, a decrease of 39%. There were 47 current contracts pending sale this July compared to 52 a year ago. The number of current contracts is 10% 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 Littlestown, New Oxford, and Eastern Adams County was 97.5% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 51, higher than the average last year, which was 42, an increase of 21%.



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