

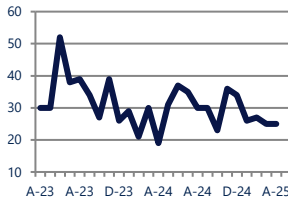
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **LITTLESTOWN, NEW OXFORD, AND EASTERN ADAMS COUNTY HOUSING MARKET**

APRIL 2025

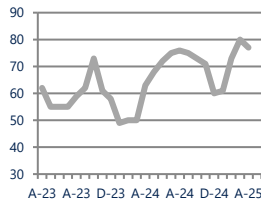
Zip Code(s): 17340, 17350, 17316, 17301, 17372 and 17344

## Units Sold 25



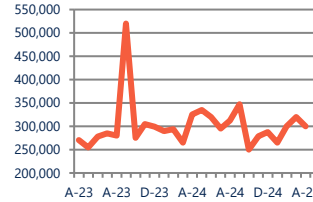
Up 32%  
Vs. Year Ago

## Active Inventory 77



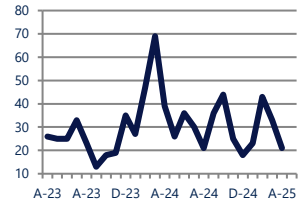
Up 22%  
Vs. Year Ago

## Median Sale Price \$299,900



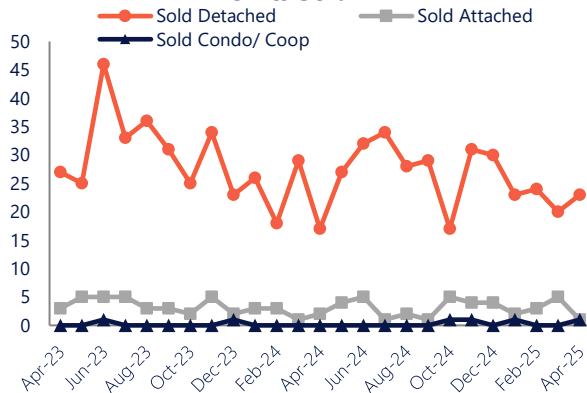
Down -8%  
Vs. Year Ago

## Days On Market 21



Down -46%  
Vs. Year Ago

### Units Sold\*



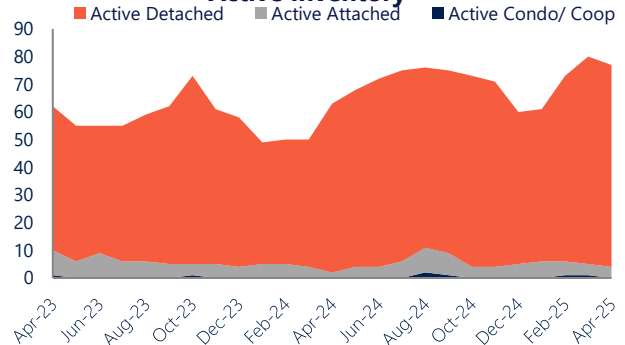
## Units Sold

The number of units sold remained stable in April, with 25 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, an increase of 32% versus April 2024.

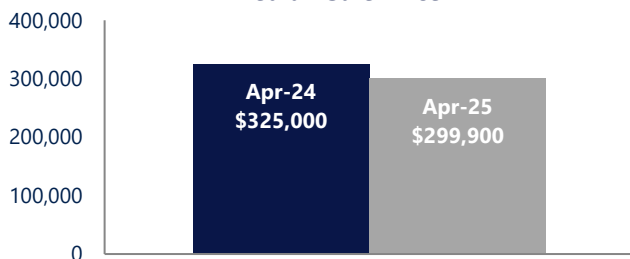
## Active Inventory

Versus last year, the total number of homes available this month is higher by 14 units or 22%. The total number of active inventory this April was 77 compared to 63 in April 2024. This month's total of 77 is lower than the previous month's total supply of available inventory of 80, a decrease of 4%.

### Active Inventory\*



### Median Sale Price



## Median Sale Price

Last April, the median sale price for Littlestown, New Oxford, and Eastern Adams County Homes was \$325,000. This April, the median sale price was \$299,900, a decrease of 8% or \$25,100 compared to last year. The current median sold price is 6% 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.

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.

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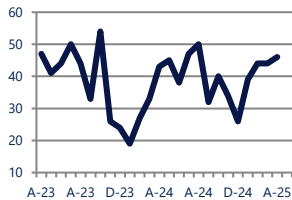
FOCUS ON: **LITTLESTOWN, NEW OXFORD, AND EASTERN ADAMS COUNTY HOUSING MARKET**

APRIL 2025

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

### New Listings

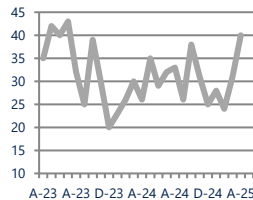
46



**Up 7%**  
Vs. Year Ago

### Current Contracts

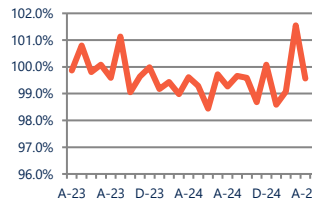
40



**Up 54%**  
Vs. Year Ago

### Sold Vs. List Price

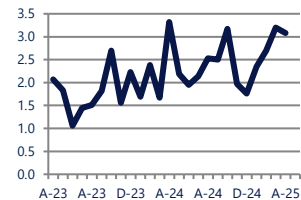
99.6%



**No Change**  
Vs. Year Ago

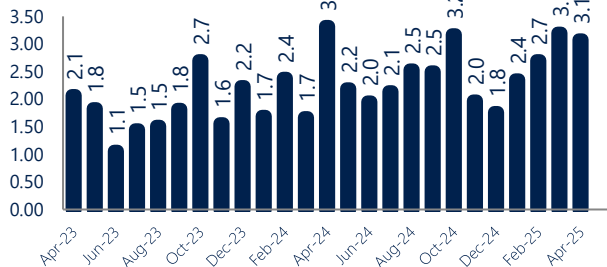
### Months of Supply

3.1



**Down -7%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

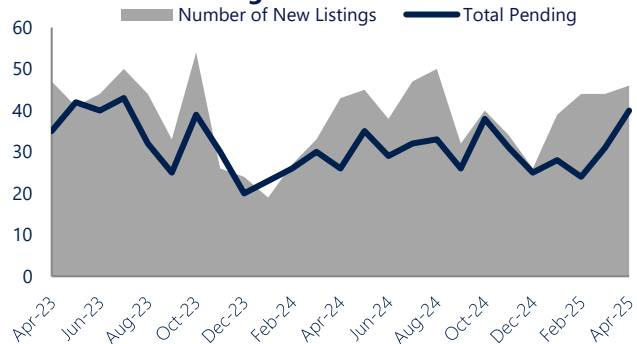
In April, there was 3.1 months of supply available in Littlestown, New Oxford, and Eastern Adams County, compared to 3.3 in April 2024. That is a decrease of 7% versus a year ago.

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.

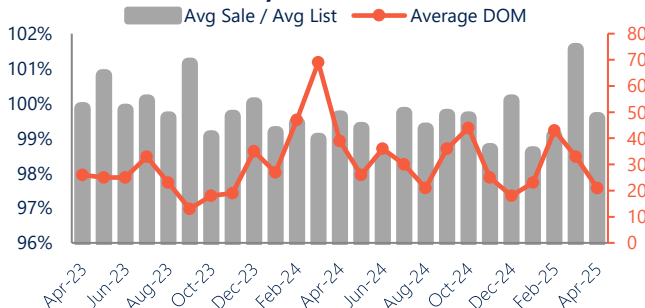
### New Listings & Current Contracts

This month there were 46 homes newly listed for sale in Littlestown, New Oxford, and Eastern Adams County compared to 43 in April 2024, an increase of 7%. There were 40 current contracts pending sale this April compared to 26 a year ago. The number of current contracts is 54% 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 Littlestown, New Oxford, and Eastern Adams County was 99.6% 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 21, lower than the average last year, which was 39, a decrease of 46%.

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