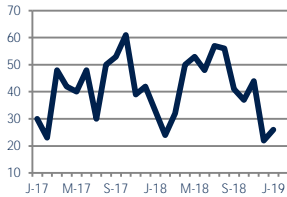


Zip Code(s): 17340, 17350, 17316, 17301, 17372 and 17344

Units Sold

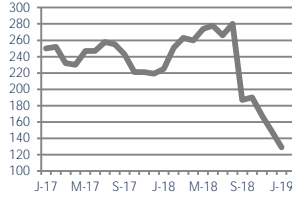
26



Down -21%
Vs. Year Ago

Active Inventory

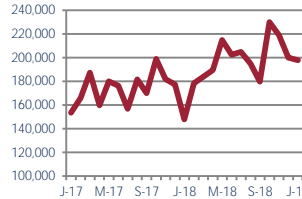
129



Down -43%
Vs. Year Ago

Median Sale Price

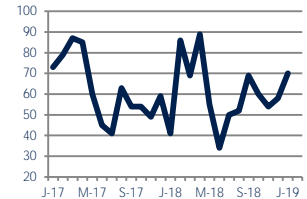
\$197,750



Up
Vs. Year Ago

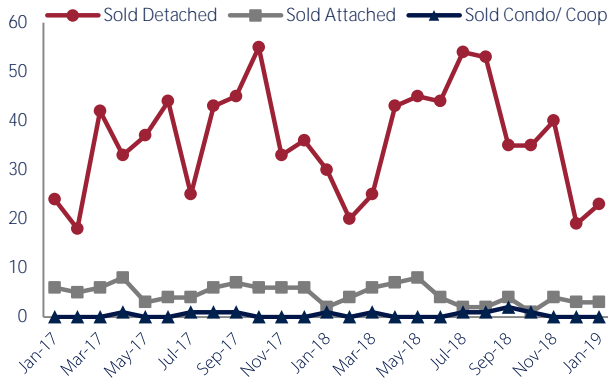
Days On Market

70



Up
Vs. Year Ago

Units Sold*



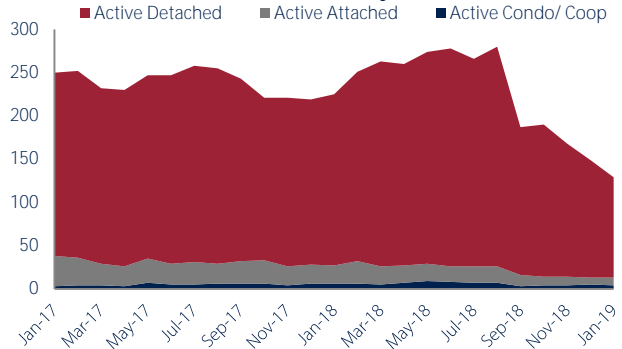
Units Sold

There was an increase in total units sold in January, with 26 sold this month in Littlestown, New Oxford, and Eastern Adams County versus 22 last month, an increase of 18%. This month's total units sold was lower than at this time last year, a decrease of 21% versus January 2018.

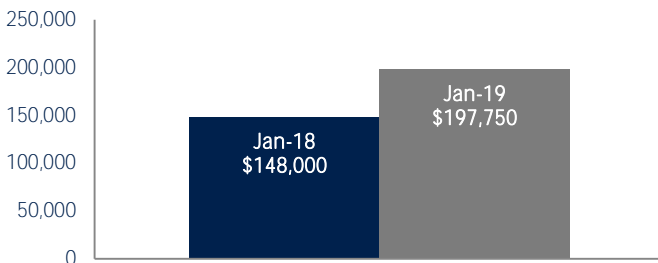
Active Inventory

Versus last year, the total number of homes available this month is lower by 96 units or 43%. The total number of active inventory this January was 129 compared to 225 in January 2018. This month's total of 129 is lower than the previous month's total supply of available inventory of 149, a decrease of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last January, the median sale price for Littlestown, New Oxford, and Eastern Adams County Homes was \$148,000. This January, the median sale price was \$197,750, an increase of \$49,750 compared to last year. The current median sold price is lower than in December. 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.

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The Long & Foster Market Minute™

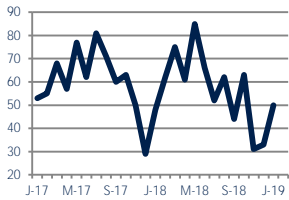
Focus On: Littlestown, New Oxford, and Eastern Adams County Housing Market

January 2019

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

New Listings

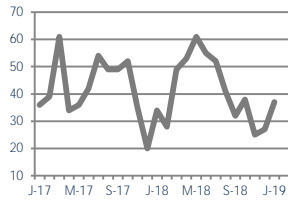
50



Up 4%
Vs. Year Ago

Current Contracts

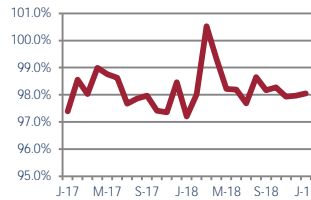
37



Up 9%
Vs. Year Ago

Sold Vs. List Price

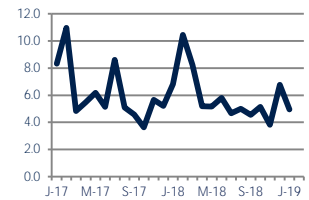
98.1%



Up 0.9%
Vs. Year Ago

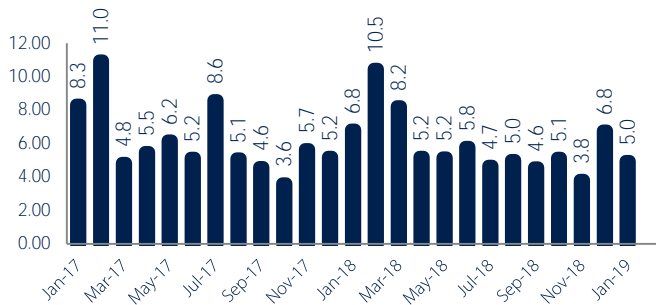
Months of Supply

5.0



Down -27%
Vs. Year Ago

Months Of Supply



Months of Supply

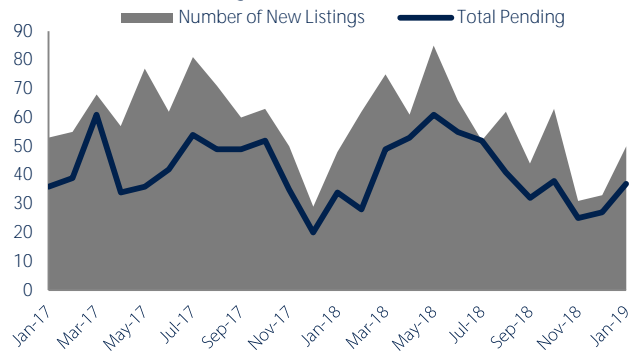
In January, there was 5.0 months of supply available in Littlestown, New Oxford, and Eastern Adams County, compared to 6.8 in January 2018. That is a decrease of 27% versus a year ago.

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.

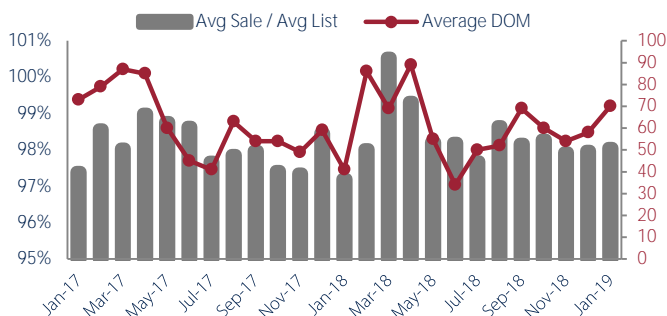
New Listings & Current Contracts

This month there were 50 homes newly listed for sale in Littlestown, New Oxford, and Eastern Adams County compared to 48 in January 2018, an increase of 4%. There were 37 current contracts pending sale this January compared to 34 a year ago. The number of current contracts is 9% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Littlestown, New Oxford, and Eastern Adams County was 98.1% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 70, higher than the average last year, which was 41. This increase was impacted by the limited number of sales.



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