

# THE LONG & FOSTER MARKET MINUTE™

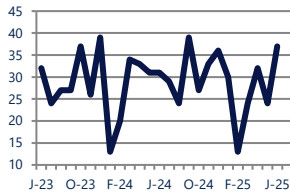
FOCUS ON: **MOUNT WOLF, ETTERS, AND MANCHESTER HOUSING MARKET**

JUNE 2025

Zip Code(s): 17347, 17319, 17345 and 17370

## Units Sold

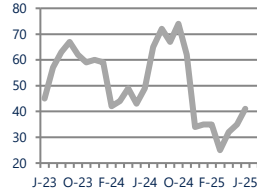
37



**Up**  
Vs. Year Ago

## Active Inventory

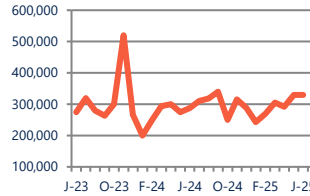
41



**Down -16%**  
Vs. Year Ago

## Median Sale Price

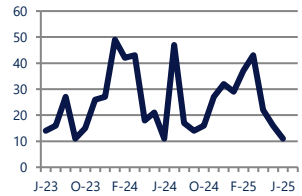
\$329,900



**Up 14%**  
Vs. Year Ago

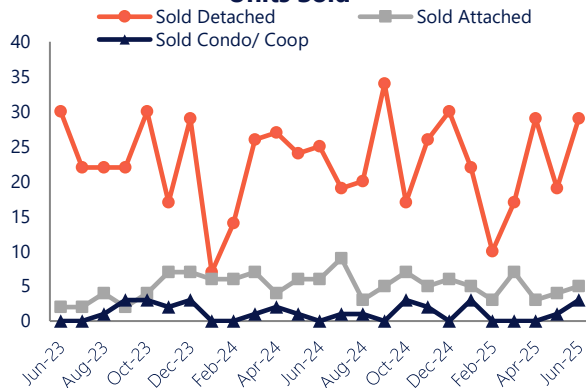
## Days On Market

11



**No Change**  
Vs. Year Ago

### Units Sold\*



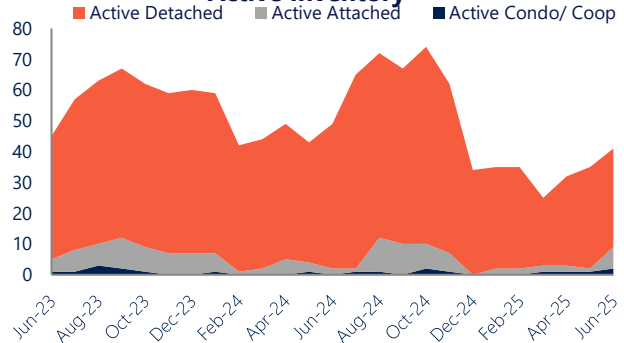
## Units Sold

With relatively few transactions, there was an increase in total units sold in June, with 37 sold this month in Mount Wolf, Etters, and Manchester. This month's total units sold was higher than at this time last year, an increase from June 2024.

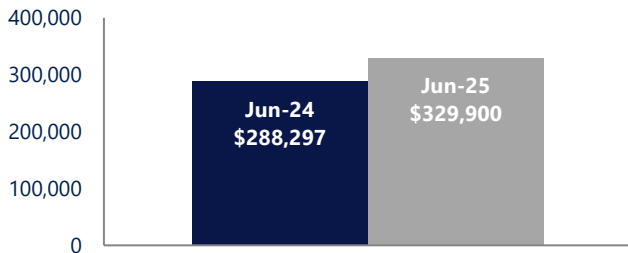
## Active Inventory

Versus last year, the total number of homes available this month is lower by 8 units or 16%. The total number of active inventory this June was 41 compared to 49 in June 2024. This month's total of 41 is higher than the previous month's total supply of available inventory of 35, an increase of 17%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last June, the median sale price for Mount Wolf, Etters, and Manchester Homes was \$288,297. This June, the median sale price was \$329,900, an increase of 14% or \$41,603 compared to last year. The current median sold price is approximately the same as the median price in May.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Mount Wolf, Etters, and Manchester are defined as properties listed in zip code/s 17347, 17319, 17345 and 17370.

\*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.

**LONG & FOSTER**  
REAL ESTATE



# THE LONG & FOSTER MARKET MINUTE™

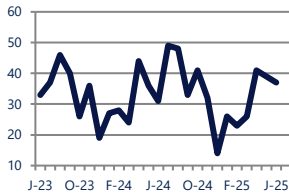
FOCUS ON: **MOUNT WOLF, ETTERS, AND MANCHESTER HOUSING MARKET**

JUNE 2025

Zip Code(s): 17347, 17319, 17345 and 17370

## New Listings

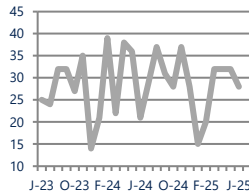
37



**Up 19%**  
Vs. Year Ago

## Current Contracts

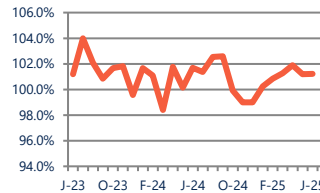
28



**Up 33%**  
Vs. Year Ago

## Sold Vs. List Price

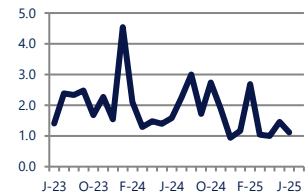
101.2%



**No Change**  
Vs. Year Ago

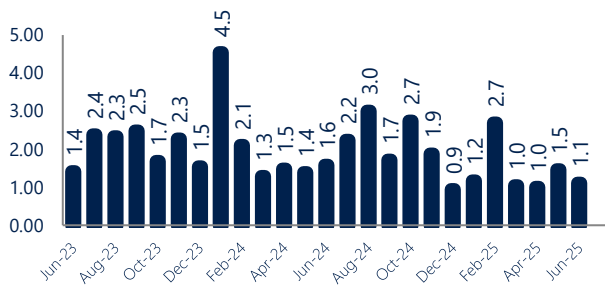
## Months of Supply

1.1



**Down -30%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

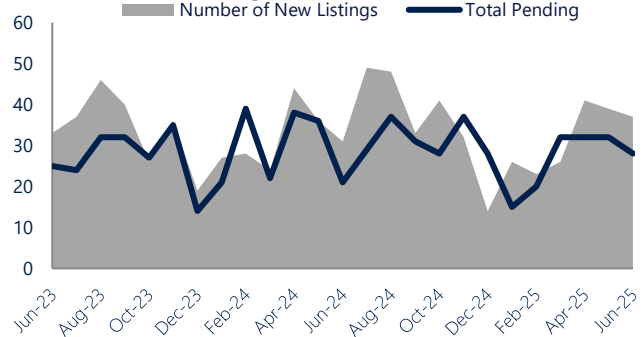
In June, there was 1.1 months of supply available in Mount Wolf, Etters, and Manchester, compared to 1.6 in June 2024. That is a decrease of 30% versus a year ago.

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.

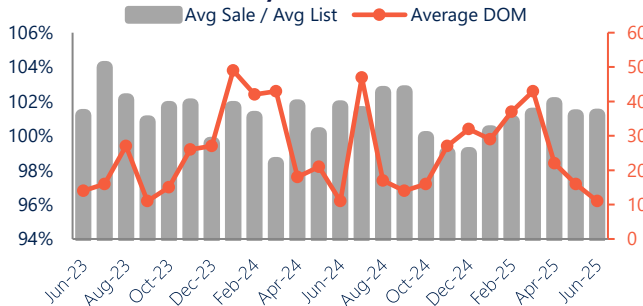
## New Listings & Current Contracts

This month there were 37 homes newly listed for sale in Mount Wolf, Etters, and Manchester compared to 31 in June 2024, an increase of 19%. There were 28 current contracts pending sale this June compared to 21 a year ago. The number of current contracts is 33% higher than last June.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In June, the average sale price in Mount Wolf, Etters, and Manchester was 101.2% 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 11, which is similar compared to a year ago.

Mount Wolf, Etters, and Manchester are defined as properties listed in zip code/s 17347, 17319, 17345 and 17370.

\*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.

**LONG & FOSTER**  
REAL ESTATE

