

# THE LONG & FOSTER MARKET MINUTE™

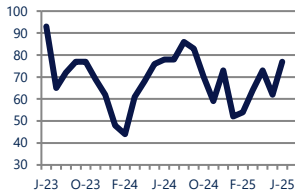
FOCUS ON: **NORTH YORK, FAUSTOWN, AND SHILOH HOUSING MARKET**

**JUNE 2025**

**Zip Code(s): 17404, 17408 and 17371**

## Units Sold

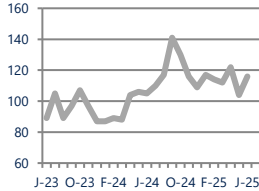
**77**



**Down -1%**  
Vs. Year Ago

## Active Inventory

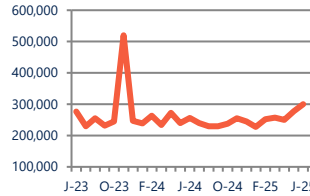
**116**



**Up 10%**  
Vs. Year Ago

## Median Sale Price

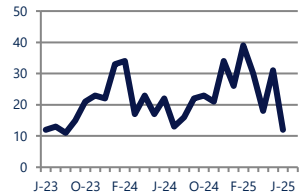
**\$300,000**



**Up 17%**  
Vs. Year Ago

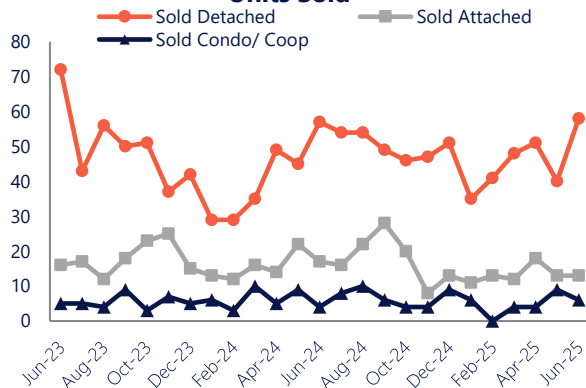
## Days On Market

**12**



**Down -45%**  
Vs. Year Ago

### Units Sold\*



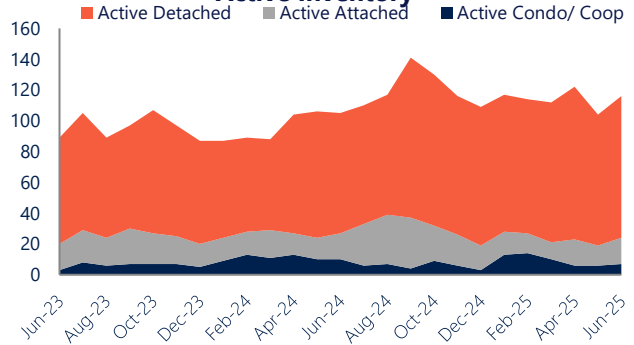
## Units Sold

There was an increase in total units sold in June, with 77 sold this month in North York, Faustown, and Shiloh versus 62 last month, an increase of 24%. This month's total units sold was lower than at this time last year, a decrease of 1% versus June 2024.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 11 units or 10%. The total number of active inventory this June was 116 compared to 105 in June 2024. This month's total of 116 is higher than the previous month's total supply of available inventory of 104, an increase of 12%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last June, the median sale price for North York, Faustown, and Shiloh Homes was \$256,000. This June, the median sale price was \$300,000, an increase of 17% or \$44,000 compared to last year. The current median sold price is 8% higher than in May.

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

North York, Faustown, and Shiloh are defined as properties listed in zip code/s 17404, 17408 and 17371.

\*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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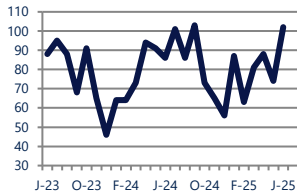
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JUNE 2025

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## New Listings

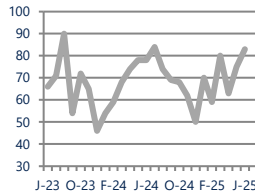
102



**Up 19%**  
Vs. Year Ago

## Current Contracts

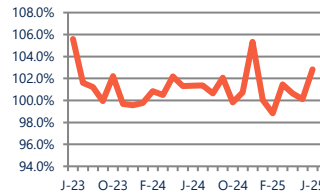
83



**Up 6%**  
Vs. Year Ago

## Sold Vs. List Price

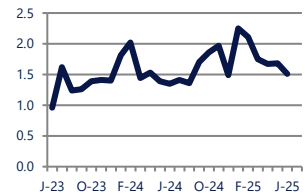
102.8%



**Up 1.5%**  
Vs. Year Ago

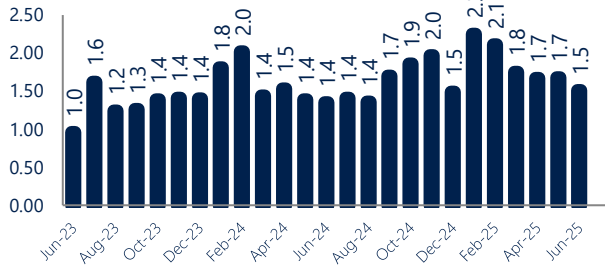
## Months of Supply

1.5



**Up 12%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

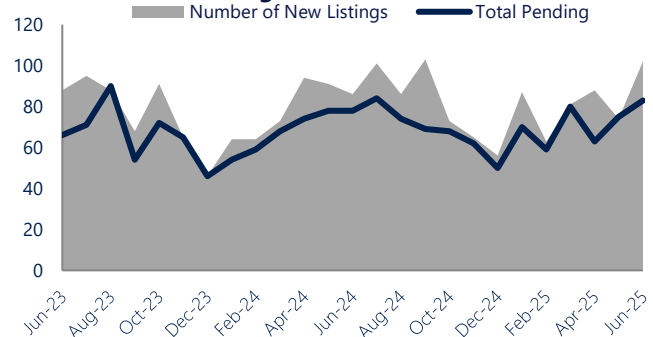
In June, there was 1.5 months of supply available in North York, Faustown, and Shiloh, compared to 1.3 in June 2024. That is an increase of 12% versus a year ago.

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.

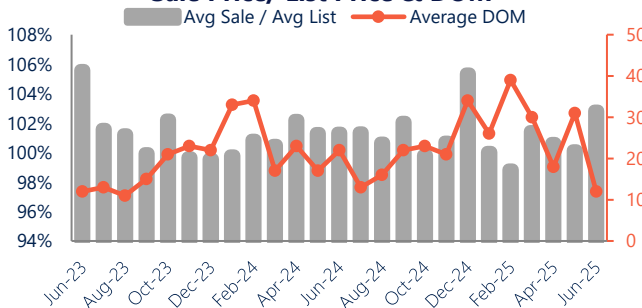
## New Listings & Current Contracts

This month there were 102 homes newly listed for sale in North York, Faustown, and Shiloh compared to 86 in June 2024, an increase of 19%. There were 83 current contracts pending sale this June compared to 78 a year ago. The number of current contracts is 6% 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 North York, Faustown, and Shiloh was 102.8% of the average list price, which is 1.5% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 12, lower than the average last year, which was 22, a decrease of 45%.

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