

# THE LONG & FOSTER MARKET MINUTE™

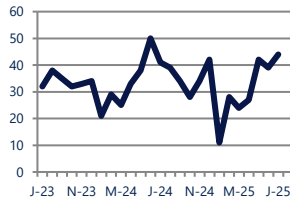
FOCUS ON: **RED LION, DALLASTOWN, AND WINDSOR HOUSING MARKET**

**JULY 2025**

**Zip Code(s): 17356, 17313 and 17366**

## Units Sold

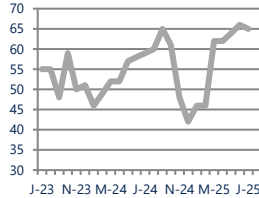
**44**



**Up 7%**  
Vs. Year Ago

## Active Inventory

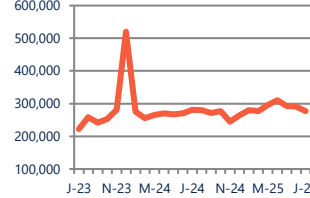
**65**



**Up 10%**  
Vs. Year Ago

## Median Sale Price

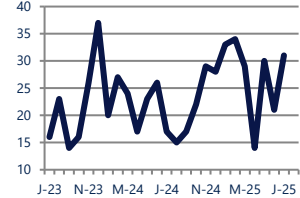
**\$277,450**



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

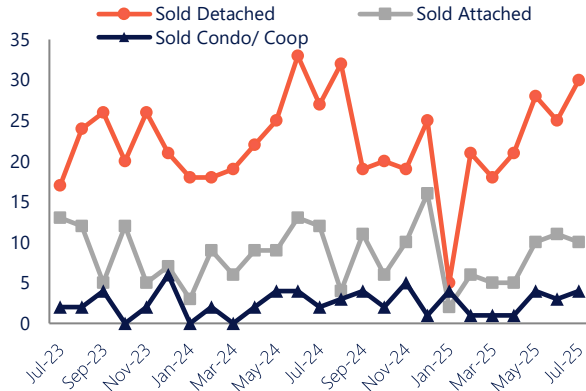
## Days On Market

**31**



**Up 82%**  
Vs. Year Ago

## Units Sold\*



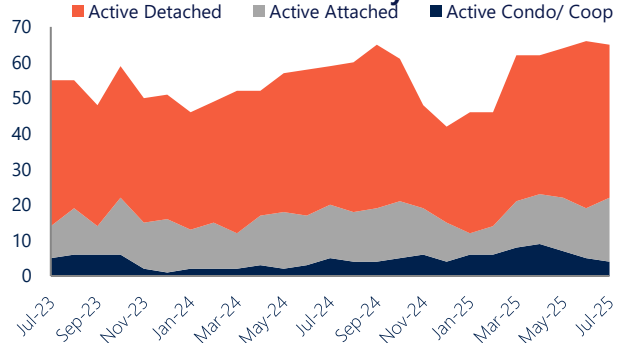
## Units Sold

There was an increase in total units sold in July, with 44 sold this month in Red Lion, Dallastown, and Windsor versus 39 last month, an increase of 13%. This month's total units sold was higher than at this time last year, an increase of 7% versus July 2024.

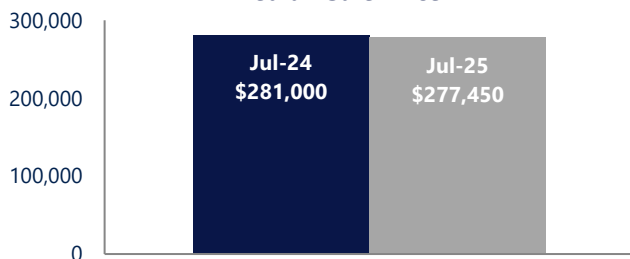
## Active Inventory

Versus last year, the total number of homes available this month is higher by 6 units or 10%. The total number of active inventory this July was 65 compared to 59 in July 2024. This month's total of 65 is lower than the previous month's total supply of available inventory of 66, a decrease of 2%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last July, the median sale price for Red Lion, Dallastown, and Windsor Homes was \$281,000. This July, the median sale price was \$277,450, a decrease of 1% or \$3,550 compared to last year. The current median sold price is 5% lower 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.

Red Lion, Dallastown, and Windsor are defined as properties listed in zip code/s 17356, 17313 and 17366.

\*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



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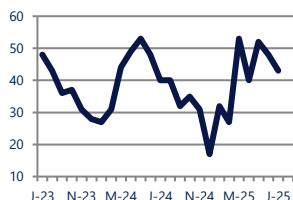
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JULY 2025

Zip Code(s): 17356, 17313 and 17366

## New Listings

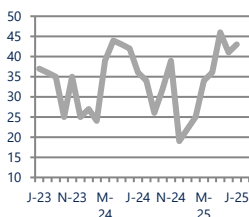
43



**Up 7%**  
Vs. Year Ago

## Current Contracts

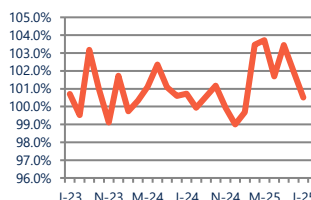
43



**Up 19%**  
Vs. Year Ago

## Sold Vs. List Price

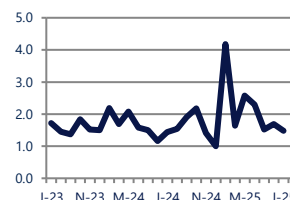
100.5%



**No Change**  
Vs. Year Ago

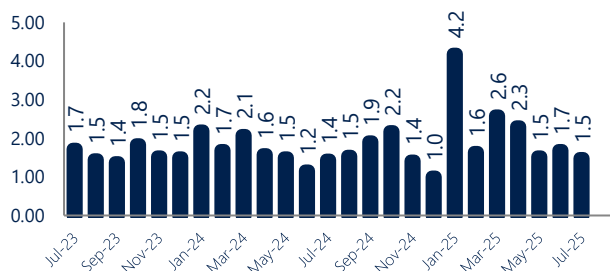
## Months of Supply

1.5



**No Change**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

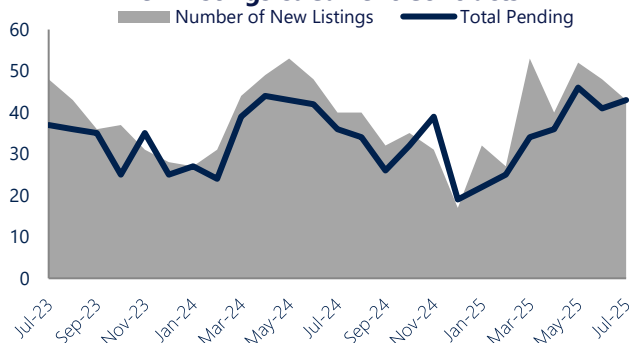
In July, there was 1.5 months of supply available in Red Lion, Dallastown, and Windsor. The amount of supply is similar compared to a year ago.

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.

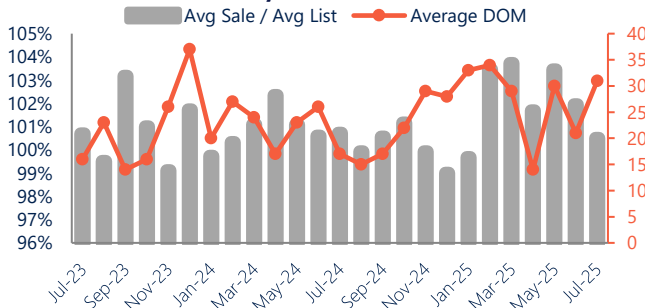
## New Listings & Current Contracts

This month there were 43 homes newly listed for sale in Red Lion, Dallastown, and Windsor compared to 40 in July 2024, an increase of 8%. There were 43 current contracts pending sale this July compared to 36 a year ago. The number of current contracts is 19% higher 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 Red Lion, Dallastown, and Windsor was 100.5% 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 31, higher than the average last year, which was 17, an increase of 82%.

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