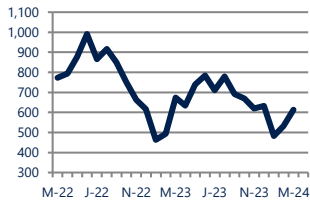


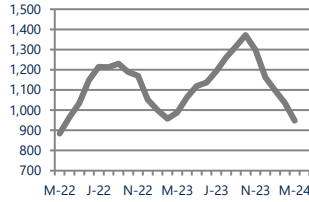


**Units Sold**  
613



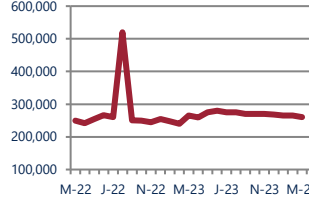
**Down -9%**  
Vs. Year Ago

**Active Inventory**  
948



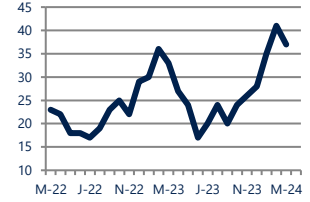
**Down -4%**  
Vs. Year Ago

**Median Sale Price**  
\$260,000



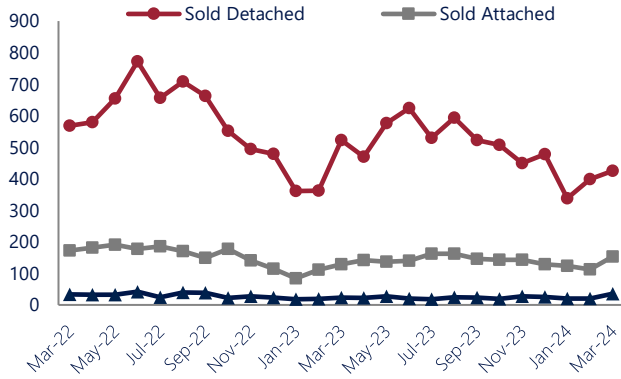
**Down -2%**  
Vs. Year Ago

**Days On Market**  
37



**Up 12%**  
Vs. Year Ago

**Units Sold\***



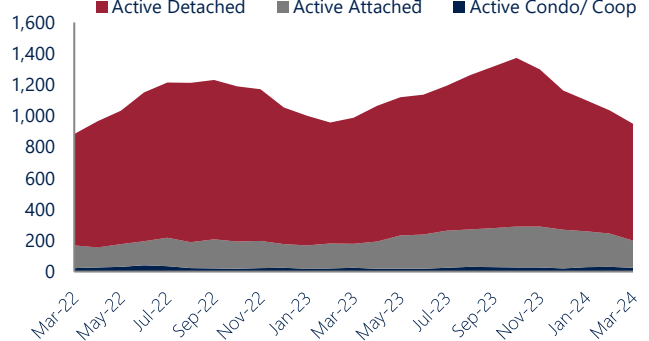
**Units Sold**

There was an increase in total units sold in March, with 613 sold this month in Southern Pennsylvania versus 532 last month, an increase of 15%. This month's total units sold was lower than at this time last year, a decrease of 9% versus March 2023.

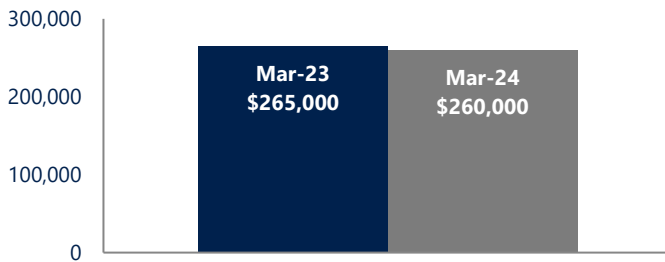
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 40 units or 4%. The total number of active inventory this March was 948 compared to 988 in March 2023. This month's total of 948 is lower than the previous month's total supply of available inventory of 1,035, a decrease of 8%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last March, the median sale price for Southern Pennsylvania Homes was \$265,000. This March, the median sale price was \$260,000, a decrease of 2% or \$5,000 compared to last year. The current median sold price is 2% lower than in February.

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

\*Defined as the counties of Adams, Franklin, Fulton, and York

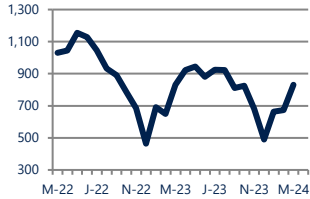
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

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.



### New Listings

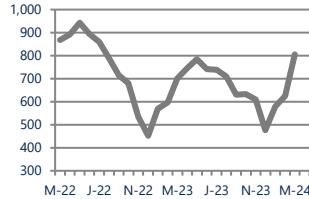
831



No Change  
Vs. Year Ago

### Current Contracts

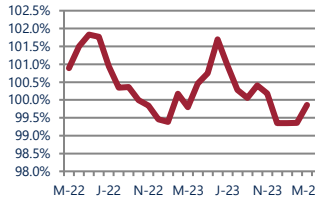
806



Up 15%  
Vs. Year Ago

### Sold Vs. List Price

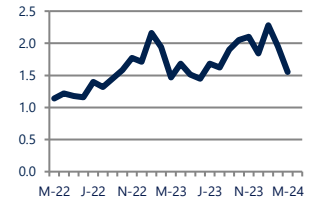
99.9%



No Change  
Vs. Year Ago

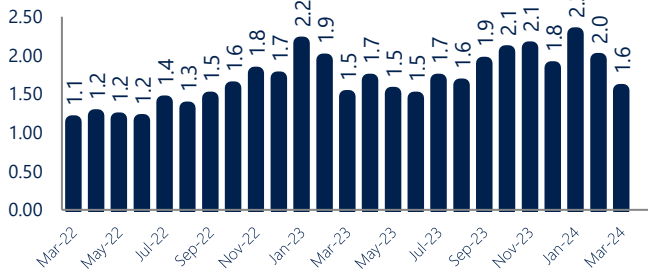
### Months of Supply

1.6



No Change  
Vs. Year Ago

### Months Of Supply



### Months of Supply

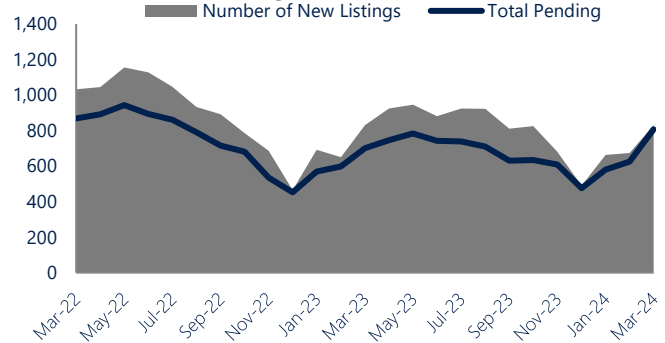
In March, there was 1.5 months of supply available in Southern Pennsylvania. The amount of supply is similar compared to a year ago.

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.

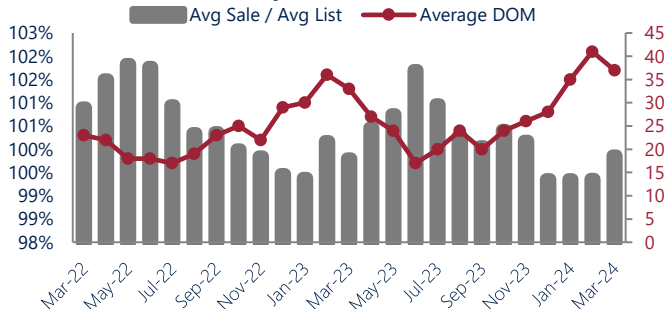
### New Listings & Current Contracts

This month there were 831 homes newly listed for sale in Southern Pennsylvania, which is similar to the amount in March 2023. There were 806 current contracts pending sale this March compared to 701 a year ago. The number of current contracts is 15% higher than last March.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In March, the average sale price in Southern Pennsylvania was 99.9% 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 37, higher than the average last year, which was 33, an increase of 12%.

\*Defined as the counties of Adams, Franklin, Fulton, and York

\*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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