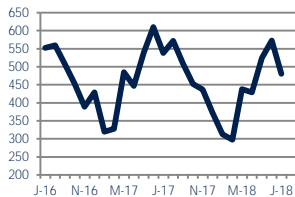


Units Sold

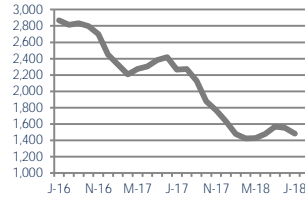
480



Down -11%
Vs. Year Ago

Active Inventory

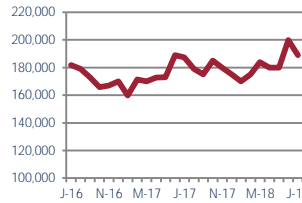
1,482



Down -35%
Vs. Year Ago

Median Sale Price

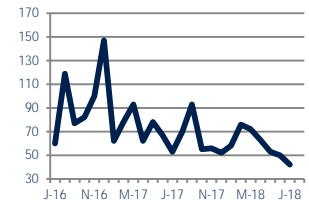
\$188,900



Up 1%
Vs. Year Ago

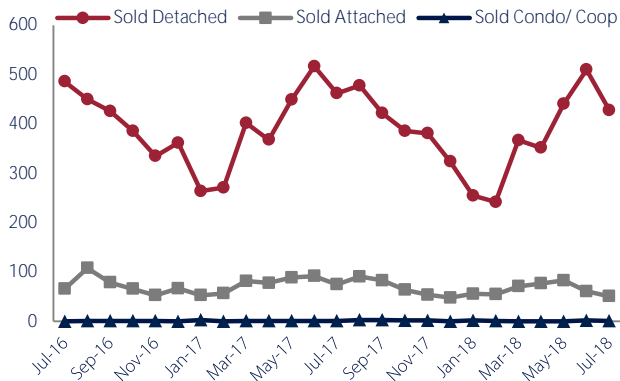
Days On Market

42



Down -21%
Vs. Year Ago

Units Sold*



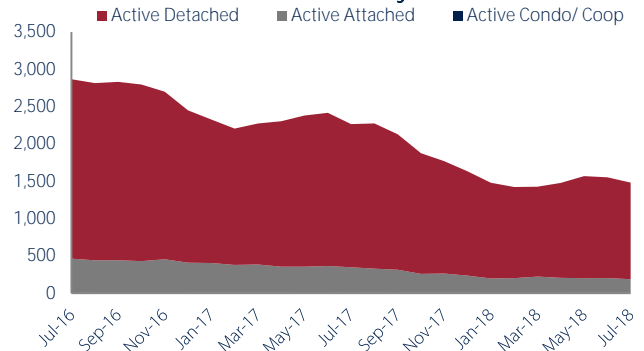
Units Sold

There was a decrease in total units sold in July, with 480 sold this month in York County versus 573 last month, a decrease of 16%. This month's total units sold was lower than at this time last year, a decrease of 11% versus July 2017.

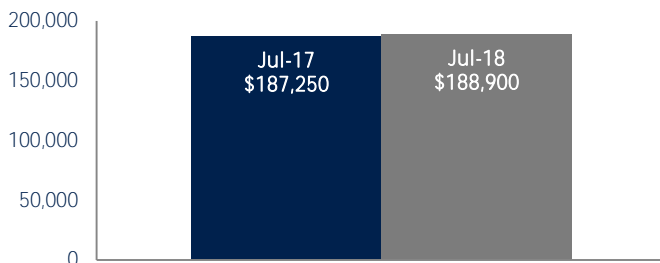
Active Inventory

Versus last year, the total number of homes available this month is lower by 784 units or 35%. The total number of active inventory this July was 1,482 compared to 2,266 in July 2017. This month's total of 1,482 is lower than the previous month's total supply of available inventory of 1,553, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for York County Homes was \$187,250. This July, the median sale price was \$188,900, an increase of 1% or \$1,650 compared to last year. The current median sold price is 6% 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.

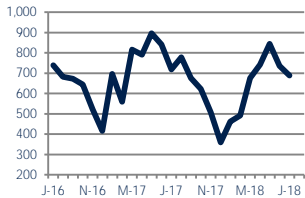


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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

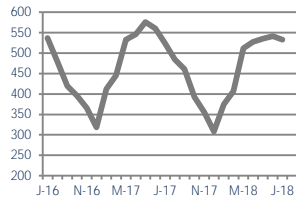
688



Down -4%
Vs. Year Ago

Current Contracts

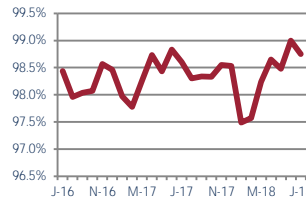
533



Up 2%
Vs. Year Ago

Sold Vs. List Price

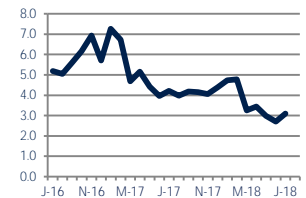
98.8%



No Change
Vs. Year Ago

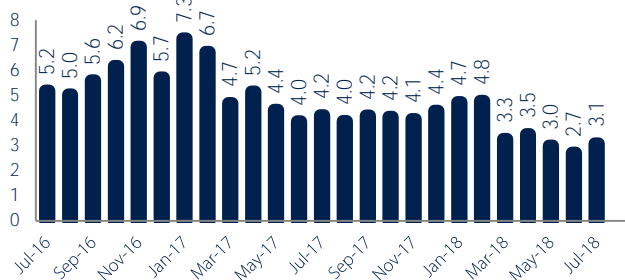
Months of Supply

3.1



Down -27%
Vs. Year Ago

Months Of Supply



Months of Supply

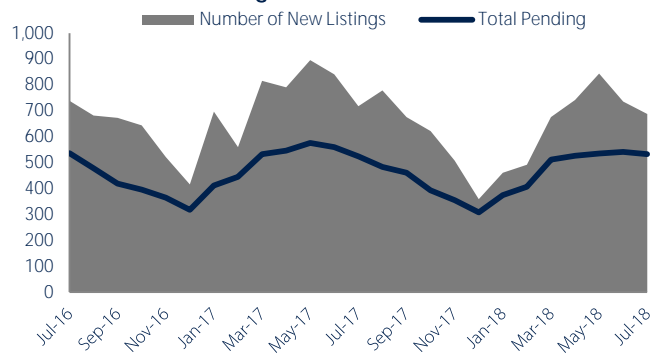
In July, there was 3.1 months of supply available in York County, compared to 4.2 in July 2017. That is a decrease of 27% versus a year ago.

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.

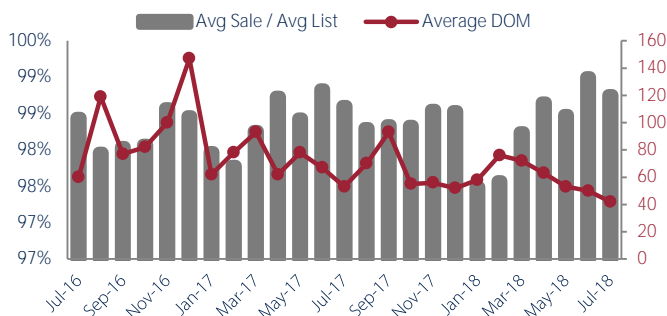
New Listings & Current Contracts

This month there were 688 homes newly listed for sale in York County compared to 718 in July 2017, a decrease of 4%. There were 533 current contracts pending sale this July compared to 524 a year ago. The number of current contracts is 2% 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 York County was 98.8% 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 42, lower than the average last year, which was 53, a decrease of 21%.



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