

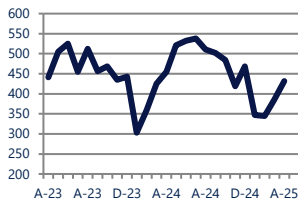
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **YORK COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

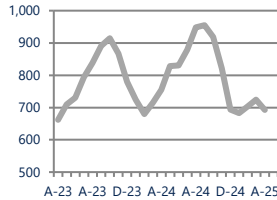
432



Down -5%
Vs. Year Ago

Active Inventory

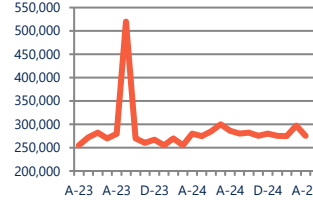
693



Down -8%
Vs. Year Ago

Median Sale Price

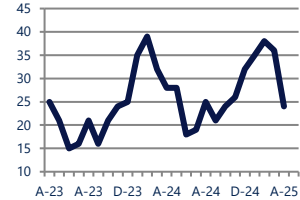
\$275,000



Down -2%
Vs. Year Ago

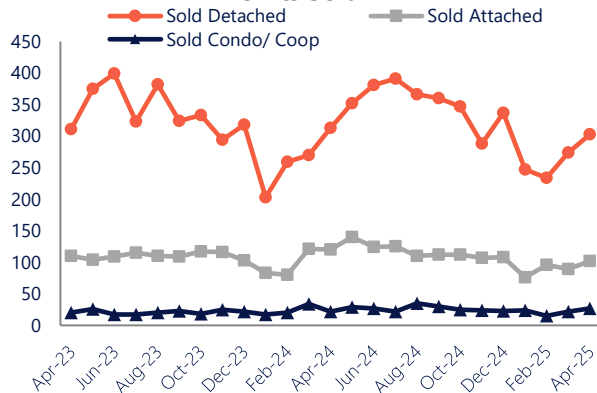
Days On Market

24



Down -14%
Vs. Year Ago

Units Sold*



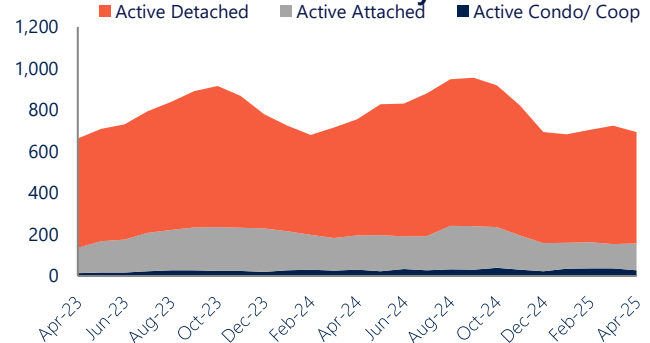
Units Sold

There was an increase in total units sold in April, with 432 sold this month in York County versus 385 last month, an increase of 12%. This month's total units sold was lower than at this time last year, a decrease of 5% versus April 2024.

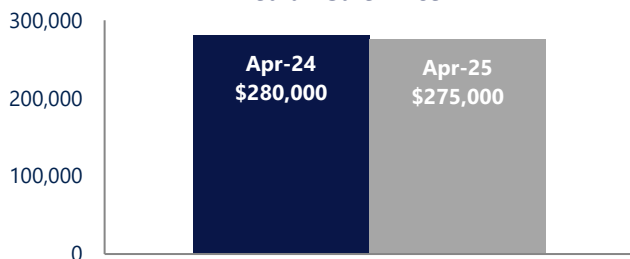
Active Inventory

Versus last year, the total number of homes available this month is lower by 62 units or 8%. The total number of active inventory this April was 693 compared to 755 in April 2024. This month's total of 693 is lower than the previous month's total supply of available inventory of 724, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for York County Homes was \$280,000. This April, the median sale price was \$275,000, a decrease of 2% or \$5,000 compared to last year. The current median sold price is 8% lower than in March.

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

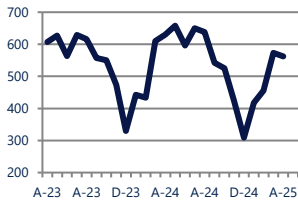
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **YORK COUNTY HOUSING MARKET**

APRIL 2025

New Listings

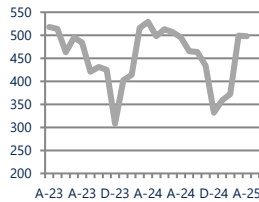
562



Down -11%
Vs. Year Ago

Current Contracts

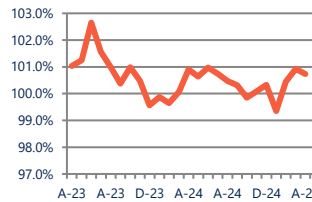
498



Down -6%
Vs. Year Ago

Sold Vs. List Price

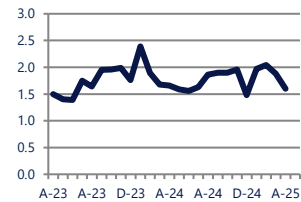
100.7%



No Change
Vs. Year Ago

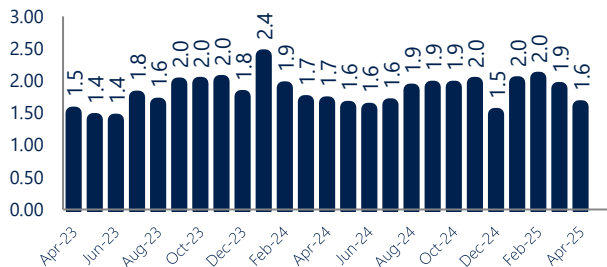
Months of Supply

1.6



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

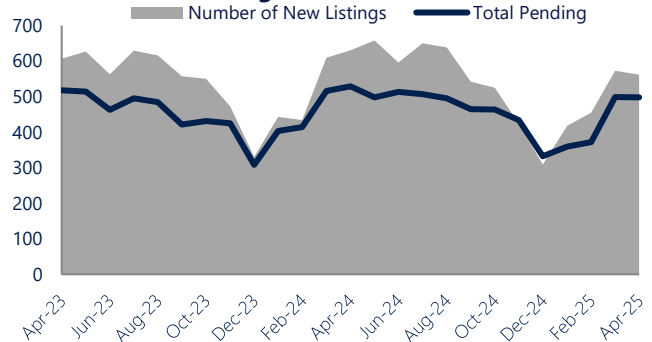
In April, there was 1.6 months of supply available in York County. The amount of supply is similar compared to a year ago.

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.

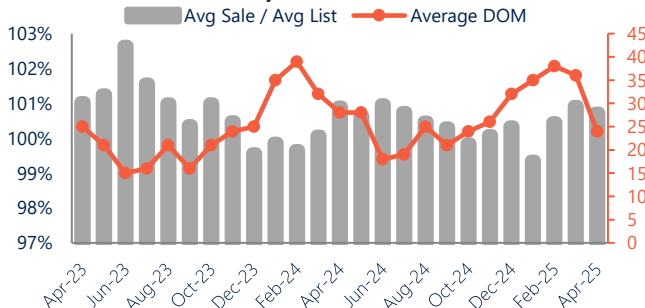
New Listings & Current Contracts

This month there were 562 homes newly listed for sale in York County compared to 630 in April 2024, a decrease of 11%. There were 498 current contracts pending sale this April compared to 529 a year ago. The number of current contracts remained stable as compared to last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in York County was 100.7% 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 24, lower than the average last year, which was 28, a decrease of 14%.