

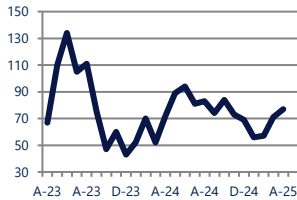
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **YORK COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

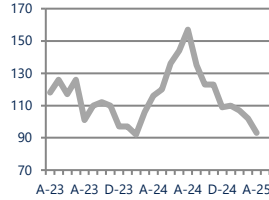
77



Up 7%
Vs. Year Ago

Active Inventory

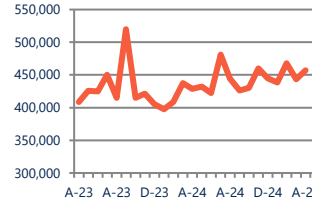
93



Down -20%
Vs. Year Ago

Median Sale Price

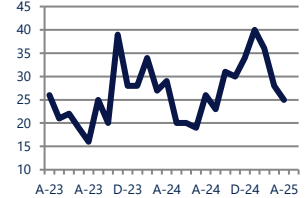
\$457,140



Up 7%
Vs. Year Ago

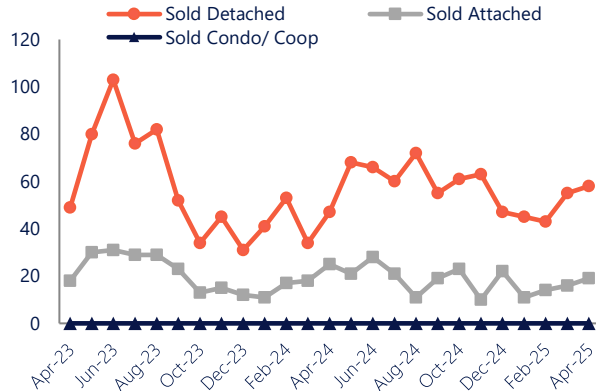
Days On Market

25



Down -14%
Vs. Year Ago

Units Sold*



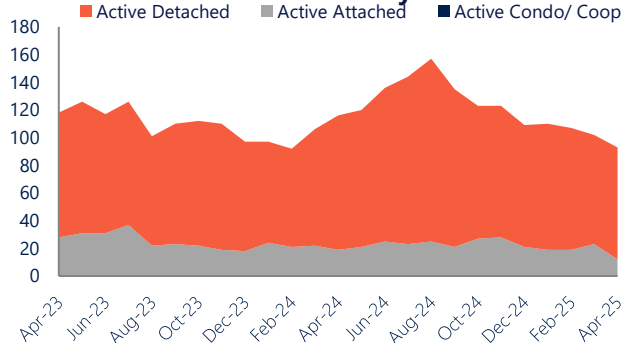
Units Sold

There was an increase in total units sold in April, with 77 sold this month in York County versus 71 last month, an increase of 8%. This month's total units sold was higher than at this time last year, an increase of 7% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 23 units or 20%. The total number of active inventory this April was 93 compared to 116 in April 2024. This month's total of 93 is lower than the previous month's total supply of available inventory of 102, a decrease of 9%.

Active Inventory*

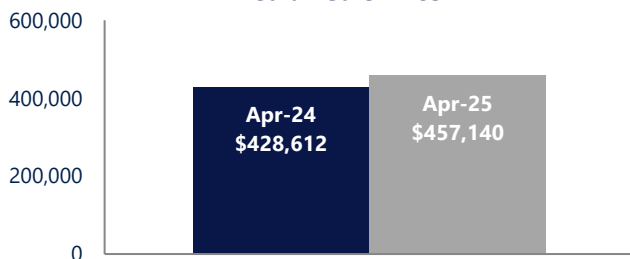


Median Sale Price

Last April, the median sale price for York County Homes was \$428,612. This April, the median sale price was \$457,140, an increase of 7% or \$28,528 compared to last year. The current median sold price is 3% higher 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.

Median Sale Price



*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 REIN 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 REIN or Long & Foster Real Estate, Inc.

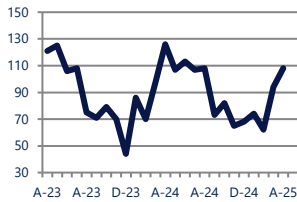
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **YORK COUNTY HOUSING MARKET**

APRIL 2025

New Listings

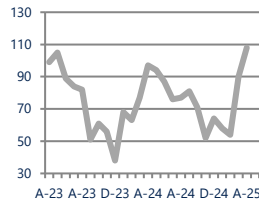
108



Down -14%
Vs. Year Ago

Current Contracts

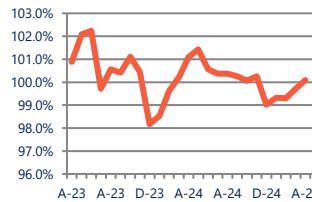
108



Up 11%
Vs. Year Ago

Sold Vs. List Price

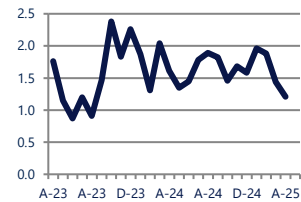
100.1%



Down -1%
Vs. Year Ago

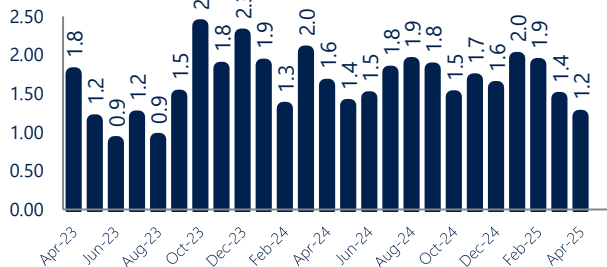
Months of Supply

1.2



Down -25%
Vs. Year Ago

Months Of Supply



Months of Supply

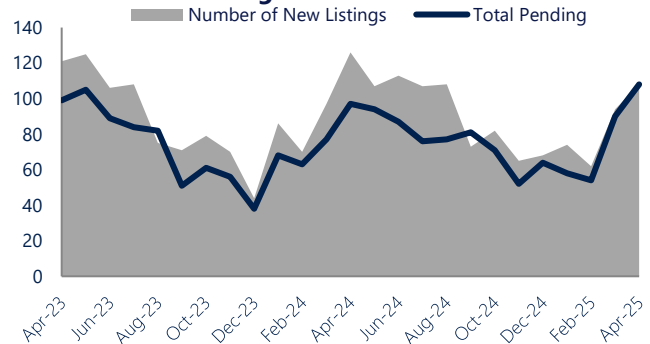
In April, there was 1.2 months of supply available in York County, compared to 1.6 in April 2024. That is a decrease of 25% versus a year ago.

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.

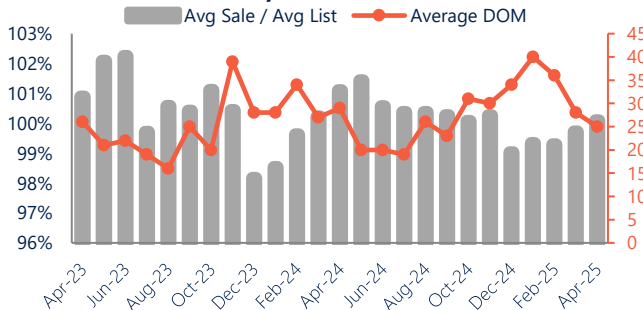
New Listings & Current Contracts

This month there were 108 homes newly listed for sale in York County compared to 126 in April 2024, a decrease of 14%. There were 108 current contracts pending sale this April compared to 97 a year ago. The number of current contracts is 11% higher than 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 100.1% of the average list price, which is 1.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 25, lower than the average last year, which was 29, a decrease of 14%.