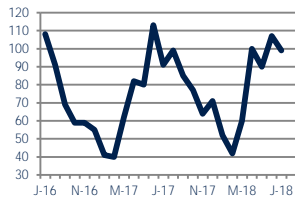


### Units Sold

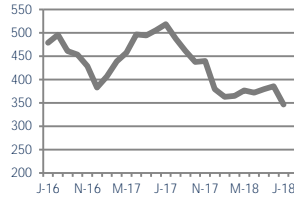
99



Up 9%  
Vs. Year Ago

### Active Inventory

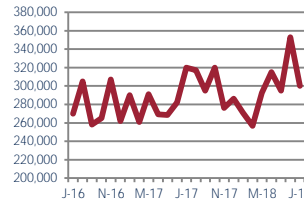
347



Down -33%  
Vs. Year Ago

### Median Sale Price

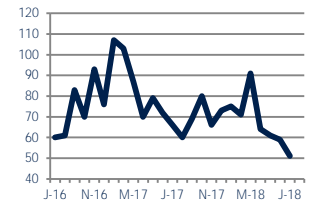
\$300,000



Down -6%  
Vs. Year Ago

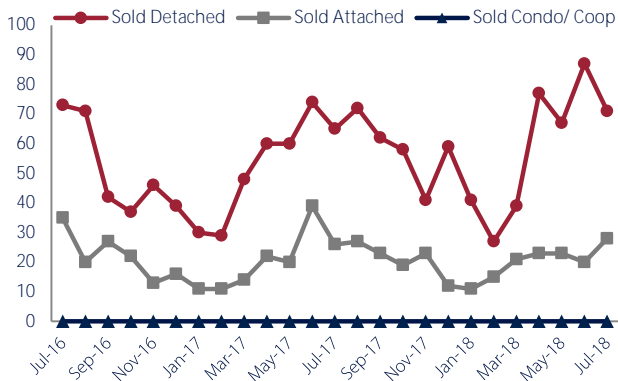
### Days On Market

51



Down -23%  
Vs. Year Ago

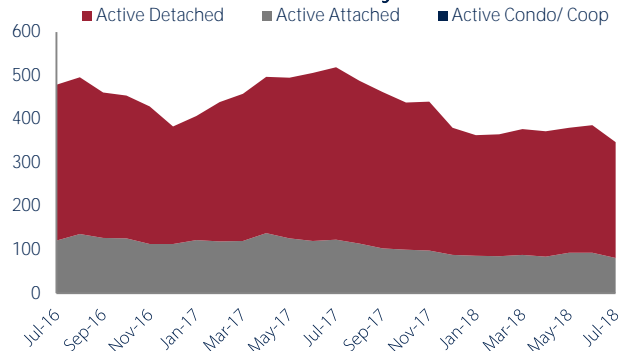
### Units Sold\*



### Units Sold

There was a decrease in total units sold in July, with 99 sold this month in York County versus 107 last month, a decrease of 7%. This month's total units sold was higher than at this time last year, an increase of 9% versus July 2017.

### Active Inventory\*



### Active Inventory

Versus last year, the total number of homes available this month is lower by 172 units or 33%. The total number of active inventory this July was 347 compared to 519 in July 2017. This month's total of 347 is lower than the previous month's total supply of available inventory of 386, a decrease of 10%.

### Median Sale Price



### Median Sale Price

Last July, the median sale price for York County Homes was \$320,000. This July, the median sale price was \$300,000, a decrease of 6% or \$20,000 compared to last year. The current median sold price is 15% 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.

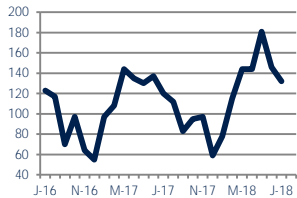


\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by REIN and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



**New Listings**

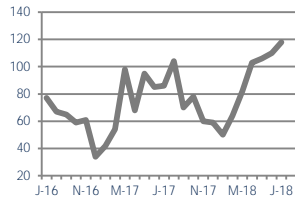
132



Up 10%  
Vs. Year Ago

**Current Contracts**

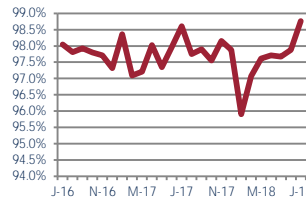
118



Up 37%  
Vs. Year Ago

**Sold Vs. List Price**

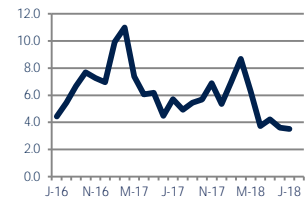
98.8%



No Change  
Vs. Year Ago

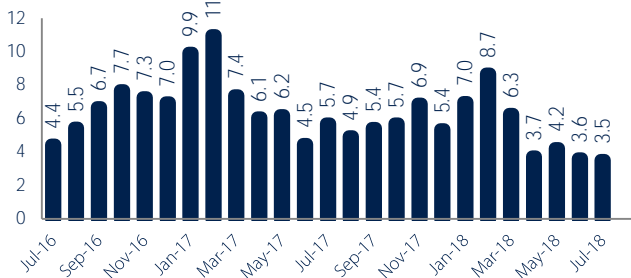
**Months of Supply**

3.5



Down -38%  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

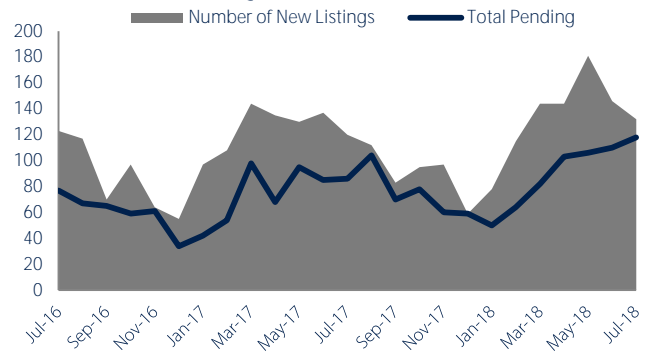
In July, there was 3.5 months of supply available in York County, compared to 5.7 in July 2017. That is a decrease of 39% versus a year ago.

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.

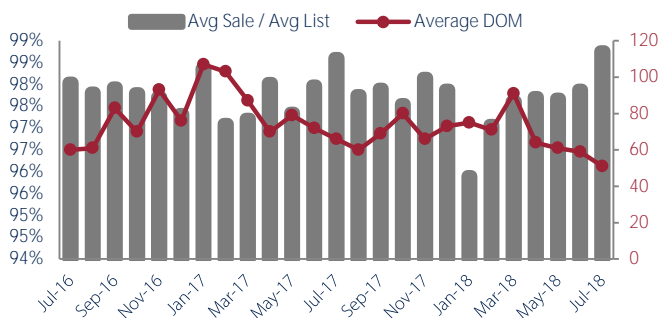
**New Listings & Current Contracts**

This month there were 132 homes newly listed for sale in York County compared to 120 in July 2017, an increase of 10%. There were 118 current contracts pending sale this July compared to 86 a year ago. The number of current contracts is 37% 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 51, lower than the average last year, which was 66, a decrease of 23%.



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