

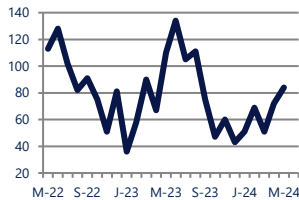
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **YORK COUNTY HOUSING MARKET**

MAY 2024

## Units Sold

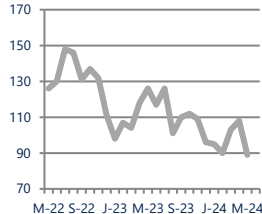
84



**Down -24%**  
Vs. Year Ago

## Active Inventory

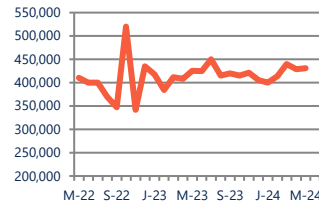
89



**Down -29%**  
Vs. Year Ago

## Median Sale Price

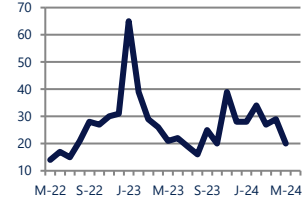
\$431,000



**Up 1%**  
Vs. Year Ago

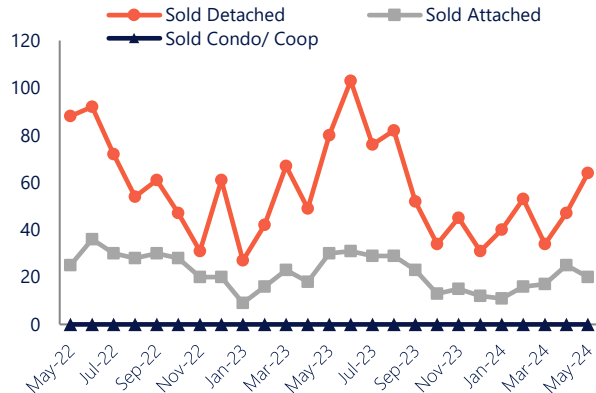
## Days On Market

20



**Down -5%**  
Vs. Year Ago

## Units Sold\*



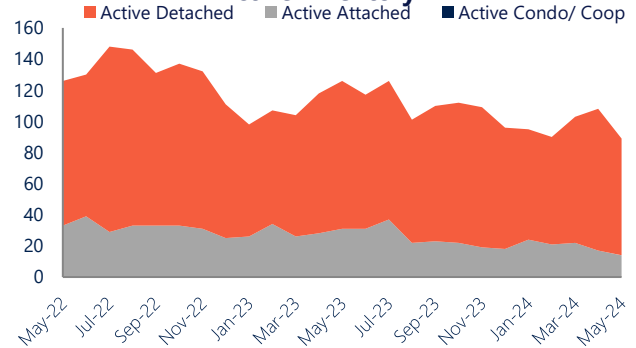
## Units Sold

There was an increase in total units sold in May, with 84 sold this month in York County versus 72 last month, an increase of 17%. This month's total units sold was lower than at this time last year, a decrease of 24% versus May 2023.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 37 units or 29%. The total number of active inventory this May was 89 compared to 126 in May 2023. This month's total of 89 is lower than the previous month's total supply of available inventory of 108, a decrease of 18%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last May, the median sale price for York County Homes was \$425,675. This May, the median sale price was \$431,000, an increase of 1% or \$5,325 compared to last year. The current median sold price is 1% higher than in April.

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.

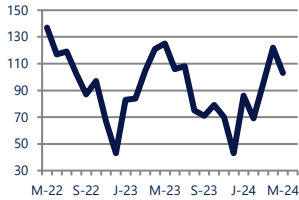
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **YORK COUNTY HOUSING MARKET**

MAY 2024

## New Listings

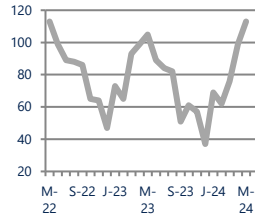
103



**Down -18%**  
Vs. Year Ago

## Current Contracts

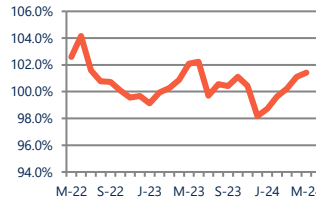
113



**Up 8%**  
Vs. Year Ago

## Sold Vs. List Price

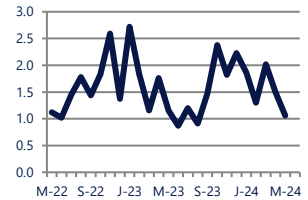
101.4%



**Down -0.7%**  
Vs. Year Ago

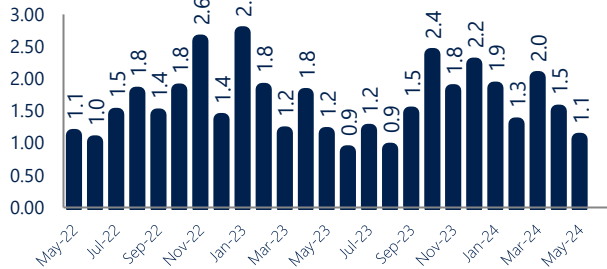
## Months of Supply

1.1



**No Change**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

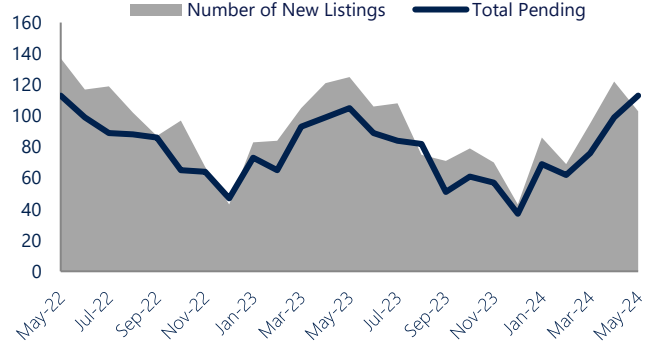
In May, there was 1.1 months of supply available in York County. The amount of supply is similar compared to a year ago.

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.

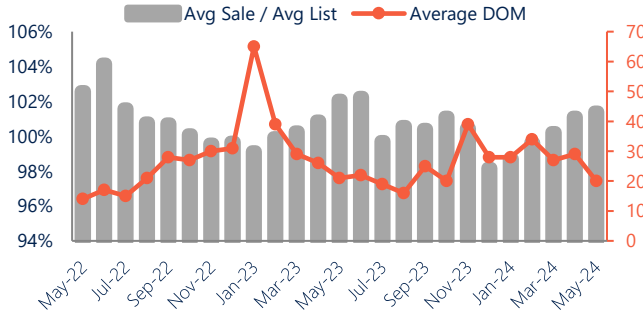
## New Listings & Current Contracts

This month there were 103 homes newly listed for sale in York County compared to 125 in May 2023, a decrease of 18%. There were 113 current contracts pending sale this May compared to 105 a year ago. The number of current contracts is 8% higher than last May.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In May, the average sale price in York County was 101.4% of the average list price, which is 0.7% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 20, lower than the average last year, which was 21, a decrease of 5%.