

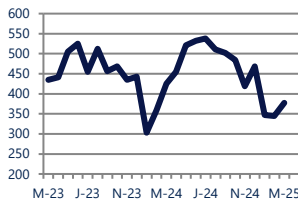
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **YORK COUNTY HOUSING MARKET**

MARCH 2025

Units Sold

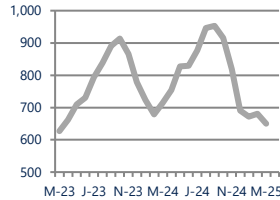
377



Down -11%
Vs. Year Ago

Active Inventory

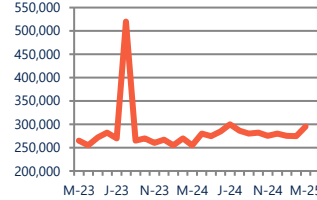
650



Down -9%
Vs. Year Ago

Median Sale Price

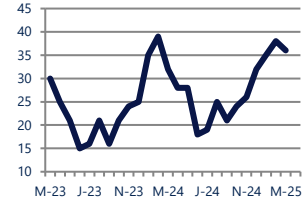
\$295,000



Up 16%
Vs. Year Ago

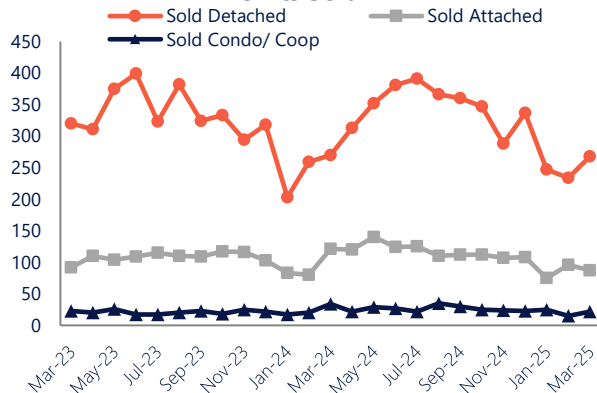
Days On Market

36



Up 13%
Vs. Year Ago

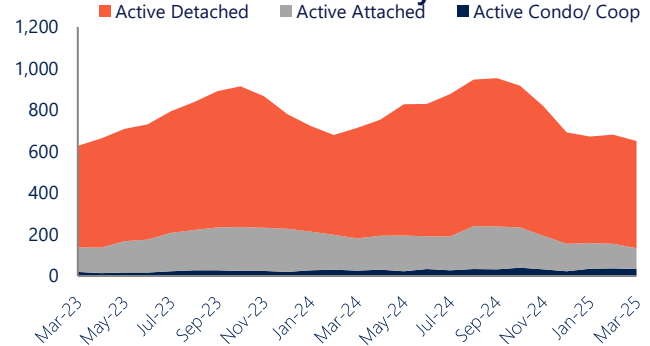
Units Sold*



Units Sold

There was an increase in total units sold in March, with 377 sold this month in York County versus 345 last month, an increase of 9%. This month's total units sold was lower than at this time last year, a decrease of 11% versus March 2024.

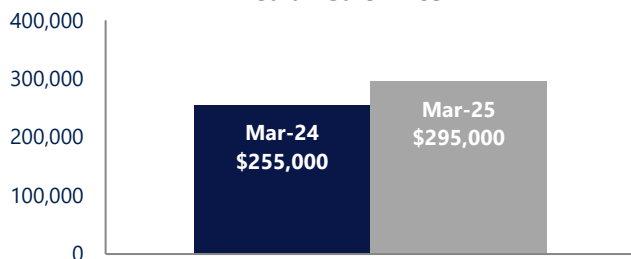
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 64 units or 9%. The total number of active inventory this March was 650 compared to 714 in March 2024. This month's total of 650 is lower than the previous month's total supply of available inventory of 681, a decrease of 5%.

Median Sale Price



Median Sale Price

Last March, the median sale price for York County Homes was \$255,000. This March, the median sale price was \$295,000, an increase of 16% or \$40,000 compared to last year. The current median sold price is 7% higher than in February.

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

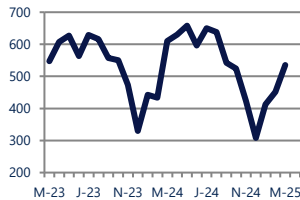
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **YORK COUNTY HOUSING MARKET**

MARCH 2025

New Listings

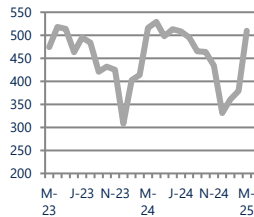
535



Down -12%
Vs. Year Ago

Current Contracts

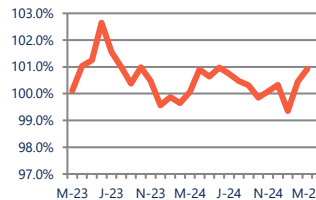
510



Down -1%
Vs. Year Ago

Sold Vs. List Price

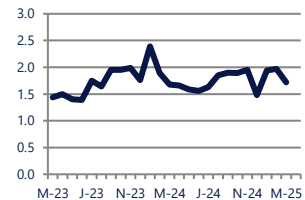
100.9%



Up 0.9%
Vs. Year Ago

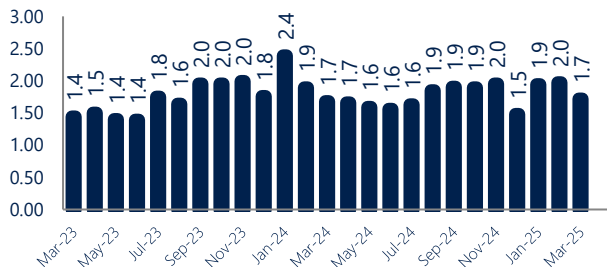
Months of Supply

1.7



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

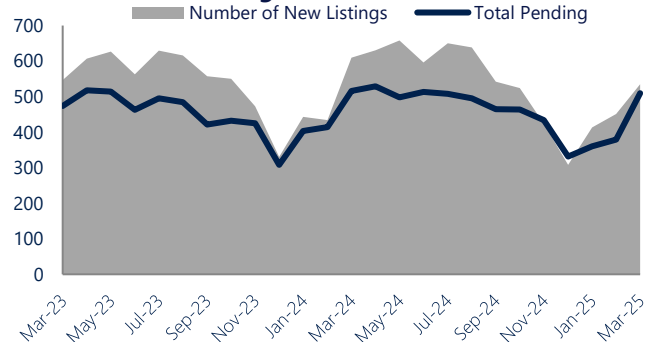
In March, there was 1.7 months of supply available in York County. The amount of supply is similar compared to a year ago.

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.

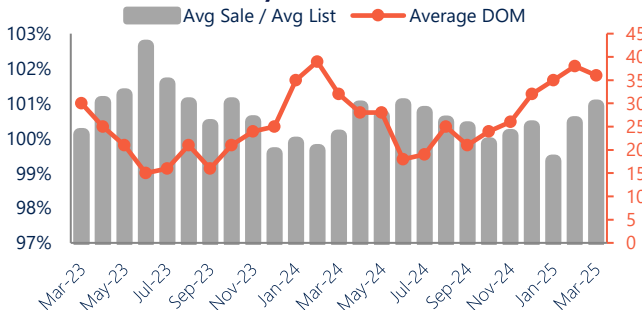
New Listings & Current Contracts

This month there were 535 homes newly listed for sale in York County compared to 610 in March 2024, a decrease of 12%. There were 510 current contracts pending sale this March compared to 516 a year ago. The number of current contracts is 1% lower than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in York County was 100.9% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 36, higher than the average last year, which was 32, an increase of 13%.