

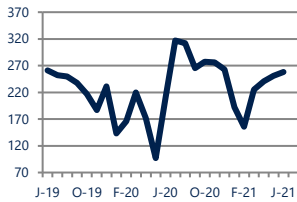


Focus On: Greater York Housing Market

June 2021

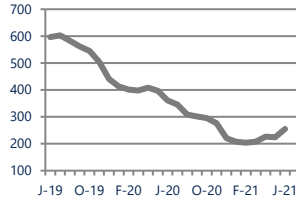
Zip Code(s): 17401, 17404, 17403, 17402, 17408 and 17406

Units Sold
258



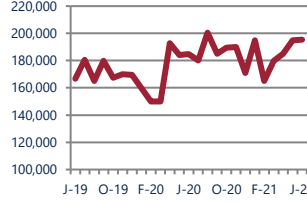
Up 22%
Vs. Year Ago

Active Inventory
255



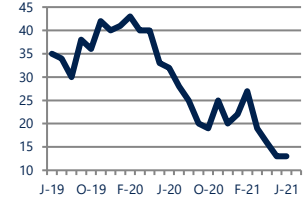
Down -29%
Vs. Year Ago

Median Sale Price
\$195,450



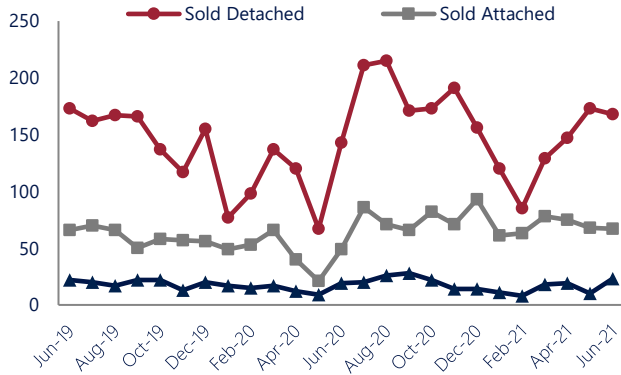
Up 6%
Vs. Year Ago

Days On Market
13



Down -59%
Vs. Year Ago

Units Sold*



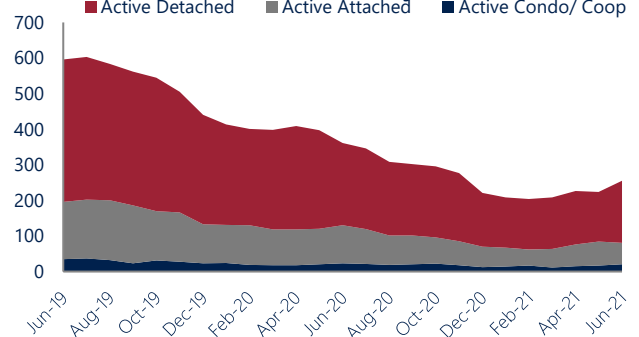
Units Sold

There was an increase in total units sold in June, with 258 sold this month in Greater York versus 251 last month, an increase of 3%. This month's total units sold was higher than at this time last year, an increase of 22% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 106 units or 29%. The total number of active inventory this June was 255 compared to 361 in June 2020. This month's total of 255 is higher than the previous month's total supply of available inventory of 224, an increase of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Greater York Homes was \$184,900. This June, the median sale price was \$195,450, an increase of 6% or \$10,550 compared to last year. The current median sold price is approximately the same as the median price in May.

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

Greater York are defined as properties listed in zip code/s 17401, 17404, 17403, 17402, 17408 and 17406.

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





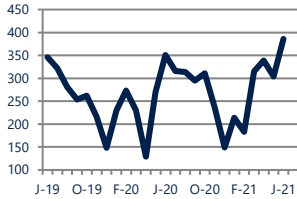
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June 2021

Zip Code(s): 17401, 17404, 17403, 17402, 17408 and 17406

New Listings

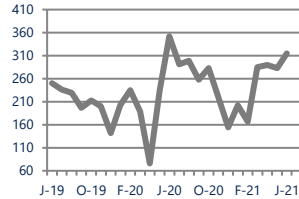
386



Up 10%
Vs. Year Ago

Current Contracts

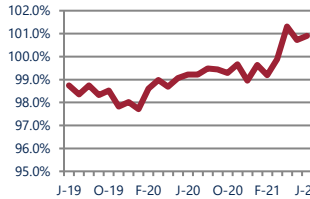
315



Down -11%
Vs. Year Ago

Sold Vs. List Price

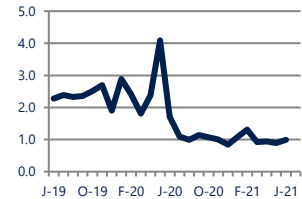
100.9%



Up 1.7%
Vs. Year Ago

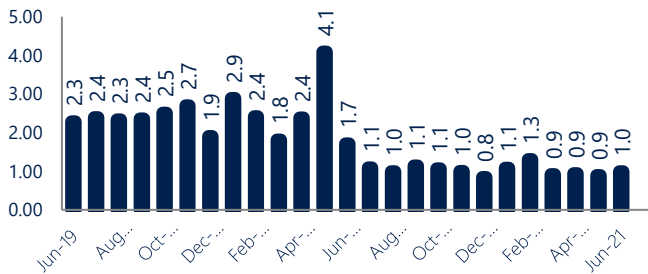
Months of Supply

1.0



Down -42%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

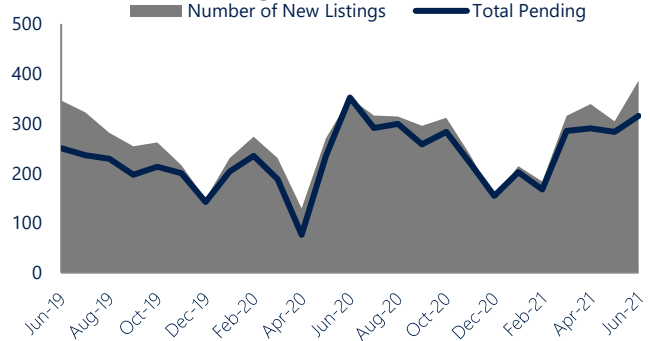
This month there were 386 homes newly listed for sale in Greater York compared to 351 in June 2020, an increase of 10%. There were 315 current contracts pending sale this June compared to 352 a year ago. The number of current contracts is 11% lower than last June.

Months of Supply

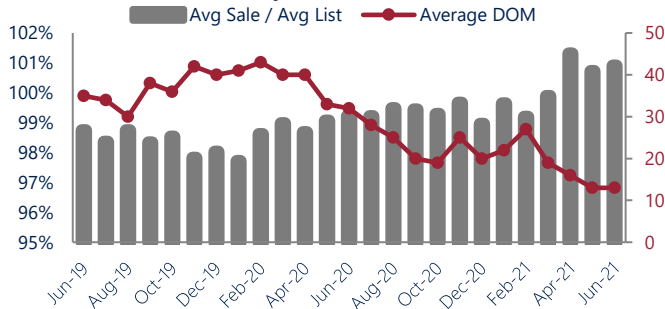
In June, there was 1.0 months of supply available in Greater York, compared to 1.7 in June 2020. That is a decrease of 42% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Greater York was 100.9% of the average list price, which is 1.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 13, lower than the average last year, which was 32, a decrease of 59%.



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