



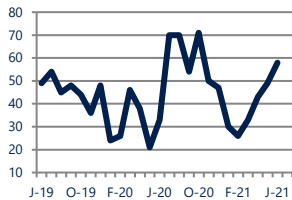
Focus On: Red Lion, Dallastown, and Windsor Housing Market

June 2021

Zip Code(s): 17356, 17313 and 17366

Units Sold

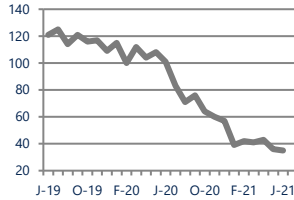
58



Up
Vs. Year Ago

Active Inventory

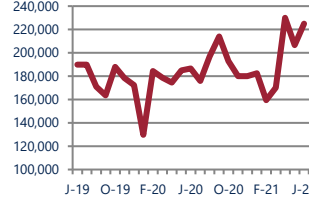
35



Down -65%
Vs. Year Ago

Median Sale Price

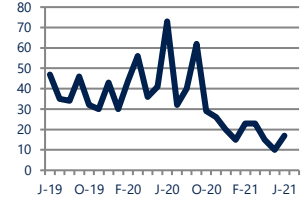
\$225,000



Up 21%
Vs. Year Ago

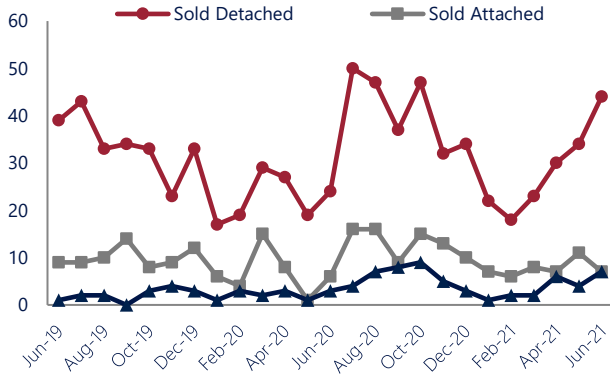
Days On Market

17



Down -77%
Vs. Year Ago

Units Sold*



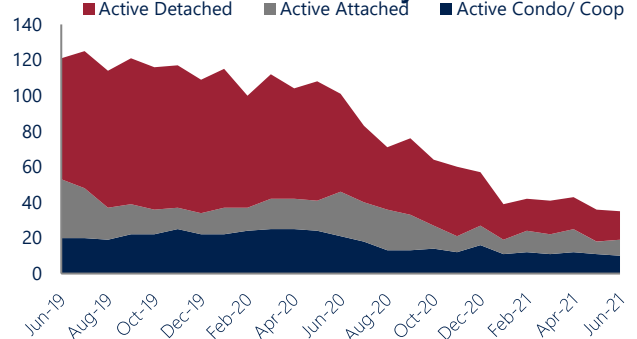
Units Sold

There was an increase in total units sold in June, with 58 sold this month in Red Lion, Dallastown, and Windsor. This month's total units sold was higher than at this time last year.

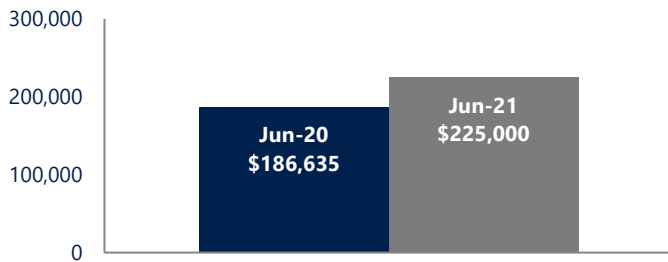
Active Inventory

Versus last year, the total number of homes available this month is lower by 66 units or 65%. The total number of active inventory this June was 35 compared to 101 in June 2020. This month's total of 35 is lower than the previous month's total supply of available inventory of 36, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Red Lion, Dallastown, and Windsor Homes was \$186,635. This June, the median sale price was \$225,000, an increase of 21% or \$38,365 compared to last year. The current median sold price is 9% higher than in May.

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

Red Lion, Dallastown, and Windsor are defined as properties listed in zip code/s 17356, 17313 and 17366.

*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.





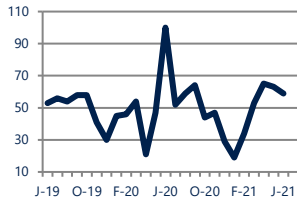
Focus On: Red Lion, Dallastown, and Windsor Housing Market

June 2021

Zip Code(s): 17356, 17313 and 17366

New Listings

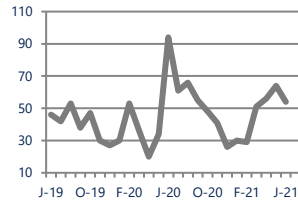
59



Down -41%
Vs. Year Ago

Current Contracts

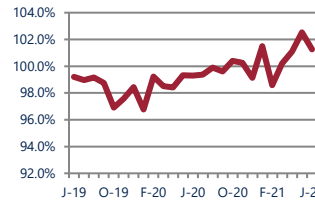
54



Down -43%
Vs. Year Ago

Sold Vs. List Price

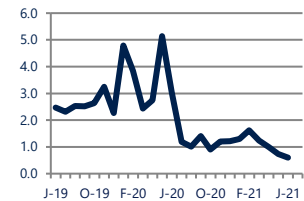
101.3%



Up 2%
Vs. Year Ago

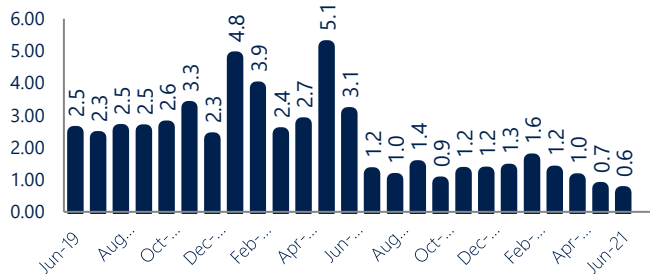
Months of Supply

0.6



Down -80%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

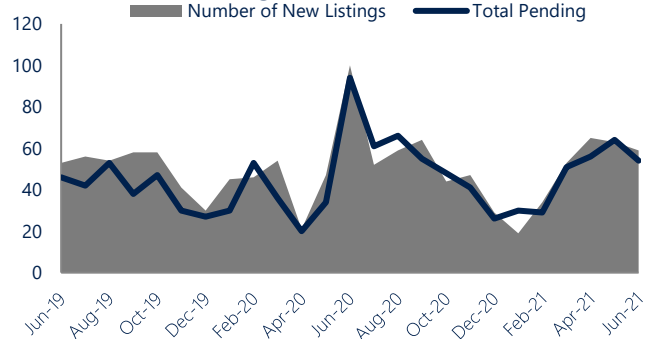
This month there were 59 homes newly listed for sale in Red Lion, Dallastown, and Windsor compared to 100 in June 2020, a decrease of 41%. There were 54 current contracts pending sale this June compared to 94 a year ago. The number of current contracts is 43% lower than last June.

Months of Supply

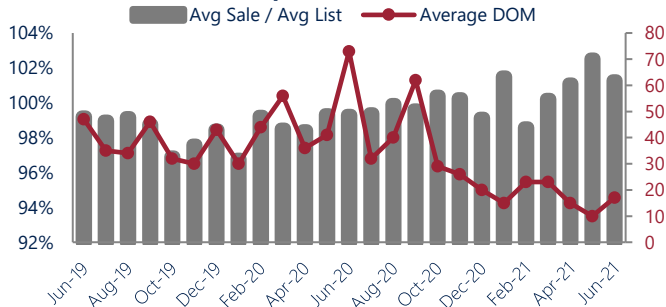
In June, there was 0.6 months of supply available in Red Lion, Dallastown, and Windsor, compared to 3.1 in June 2020. That is a decrease of 80% versus a year ago.

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 Red Lion, Dallastown, and Windsor was 101.3% of the average list price, which is 2.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 17, lower than the average last year, which was 73, a decrease of 77%.



Red Lion, Dallastown, and Windsor are defined as properties listed in zip code/s 17356, 17313 and 17366.

*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.

