

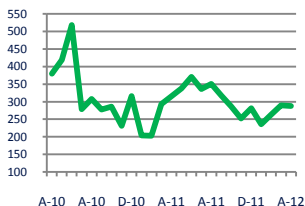


Focus On: York County Housing Market

April 2012

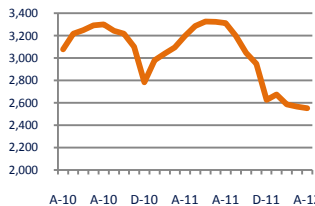
Units Sold

288



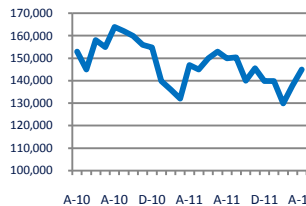
Active Inventory

2,551



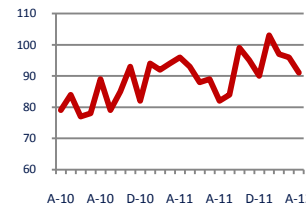
Median Sale Price

\$144,950



Days On Market

91



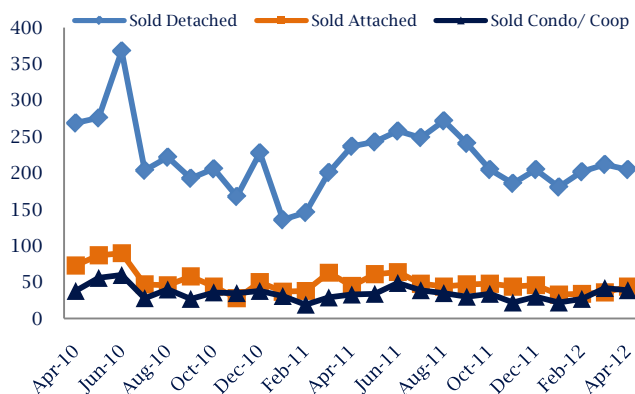
Down - 9%
Vs. Year Ago

Down - 20%
Vs. Year Ago

Down - 1%
Vs. Year Ago

Down - 5%
Vs. Year Ago

Units Sold*



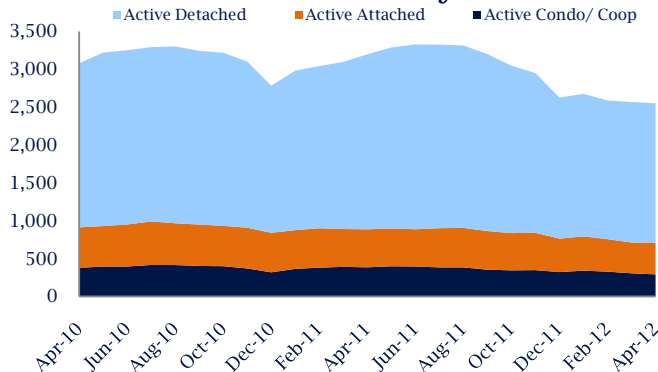
Units Sold

There was a decrease in total units sold in April, with 288 sold this month in York County versus 290 last month, a decrease of 1%. This month's total units sold was lower than at this time last year, a decrease of 9% versus April 2011.

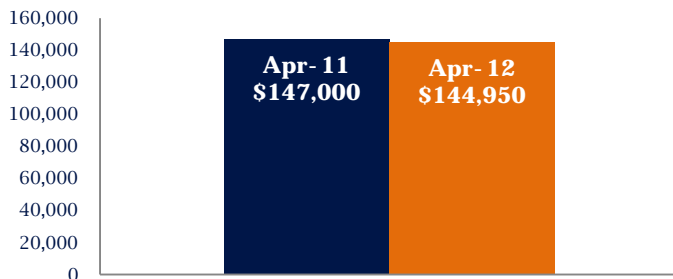
Active Inventory

Versus last year, the total number of homes available this month is lower by 646 units or 20%. The total number of active inventory this April was 2,551 compared to 3,197 in April 2011. This month's total of 2,551 is lower than the previous month's total supply of available inventory of 2,566, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for York County Homes was \$147,000. This April, the median sale price was \$144,950, a decrease of 1% or \$2,050 compared to last year. The current median sold price is 5% higher than in March.

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 RAYAC 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 RAYAC or Long & Foster Real Estate, Inc.



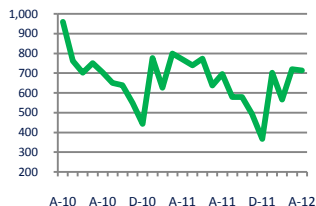


Focus On: York County Housing Market

April 2012

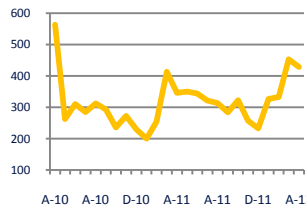
New Listings

713



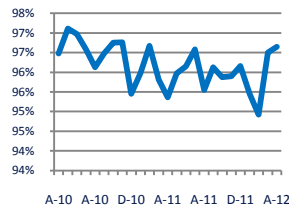
Current Contracts

429



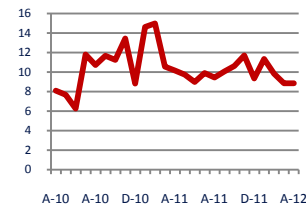
Sold Vs. List Price

96.7%



Months of Supply

8.9



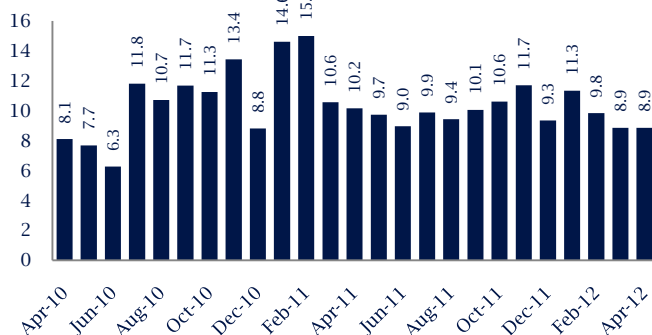
Down - 8%
Vs. Year Ago

Up 24%
Vs. Year Ago

Up 1.4%
Vs. Year Ago

Down - 13%
Vs. Year Ago

Months Of Supply



Months of Supply

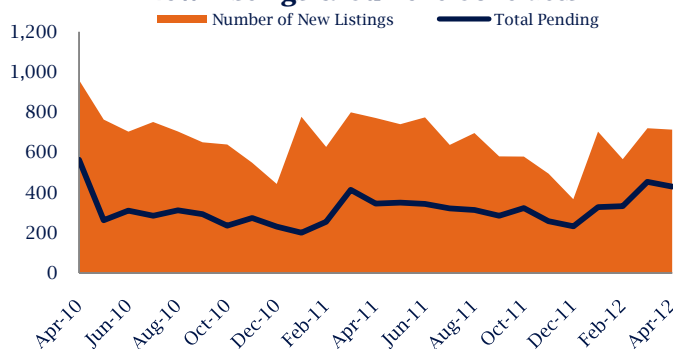
In April, there was 8.9 months of supply available in York County, compared to 10.1 in April 2011. That is a decrease of 13% versus a year ago.

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.

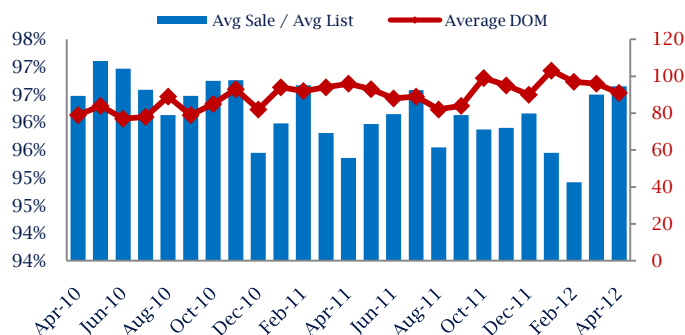
New Listings & Current Contracts

This month there were 713 homes newly listed for sale in York County compared to 771 in April 2011, a decrease of 8%. There were 429 current contracts pending sale this April compared to 346 a year ago. The number of current contracts is 24% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in York County was 96.7% of the average list price, which is 1.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 91, lower than the average last year, which was 96, a decrease of 5%.

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

