



# The Long & Foster Market Minute™

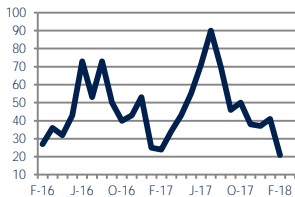
Focus On: Buckingham and New Hope Housing Market

February 2018

Zip Code(s): 18902, 18938, 18913, 18928, 18933, 18931 and 18912

## Units Sold

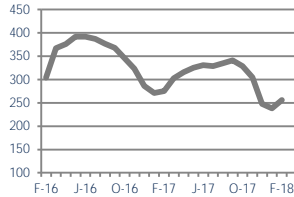
21



Down  
Vs. Year Ago

## Active Inventory

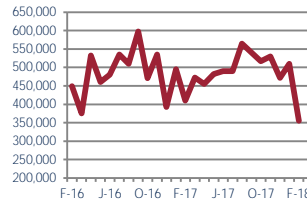
256



Down -7%  
Vs. Year Ago

## Median Sale Price

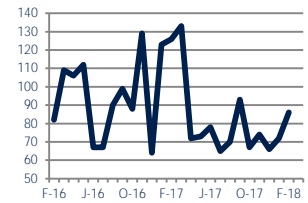
\$355,000



Down  
Vs. Year Ago

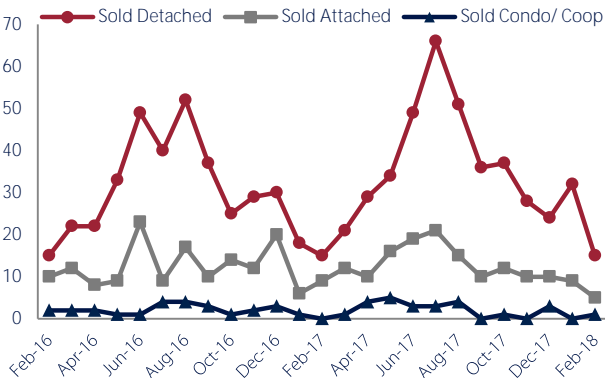
## Days On Market

86



Down -32%  
Vs. Year Ago

## Units Sold\*



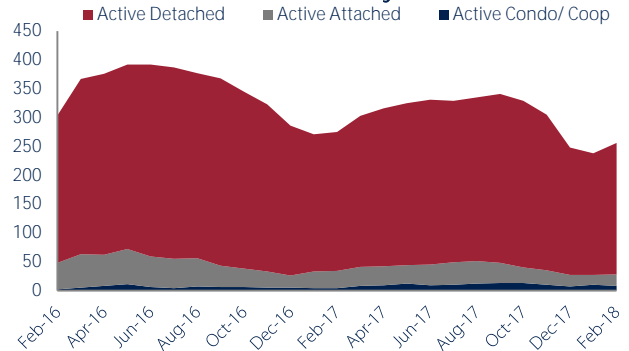
## Units Sold

With relatively few transactions, there was a decrease in total units sold in February, with 21 sold this month in Buckingham and New Hope. This month's total units sold was lower than at this time last year, a decrease from February 2017.

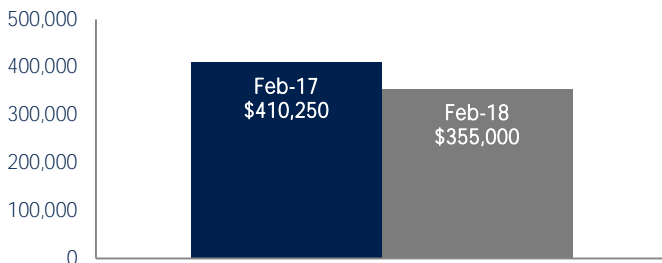
## Active Inventory

Versus last year, the total number of homes available this month is lower by 19 units or 7%. The total number of active inventory this February was 256 compared to 275 in February 2017. This month's total of 256 is higher than the previous month's total supply of available inventory of 238, an increase of 8%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last February, the median sale price for Buckingham and New Hope Homes was \$410,250. This February, the median sale price was \$355,000, a decrease of \$55,250 compared to last year. The current median sold price is lower than in January.

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

Buckingham and New Hope are defined as properties listed in zip code/s 18902, 18938, 18913, 18928, 18933, 18931 and 18912.

\*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 TREND 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 TREND or Long & Foster Real Estate, Inc.



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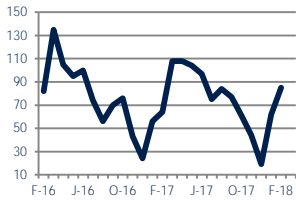
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February 2018

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### New Listings

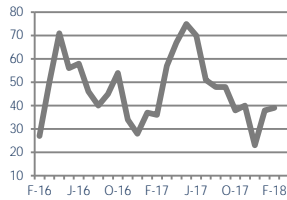
85



Up 33%  
Vs. Year Ago

### Current Contracts

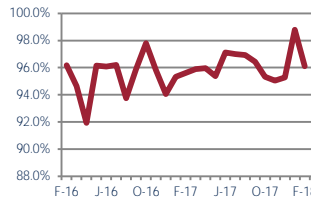
39



Up 8%  
Vs. Year Ago

### Sold Vs. List Price

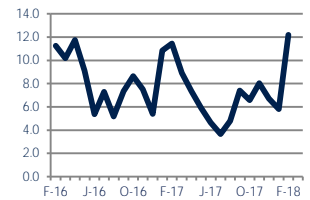
96.1%



Up 0.5%  
Vs. Year Ago

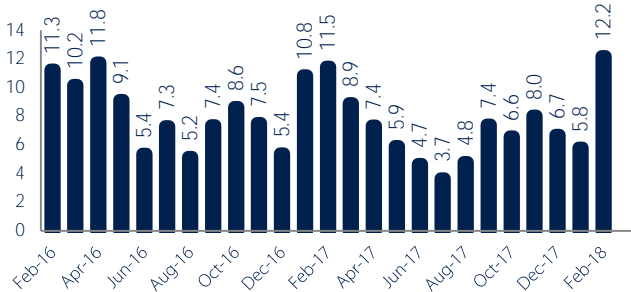
### Months of Supply

12.2



Up 6%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

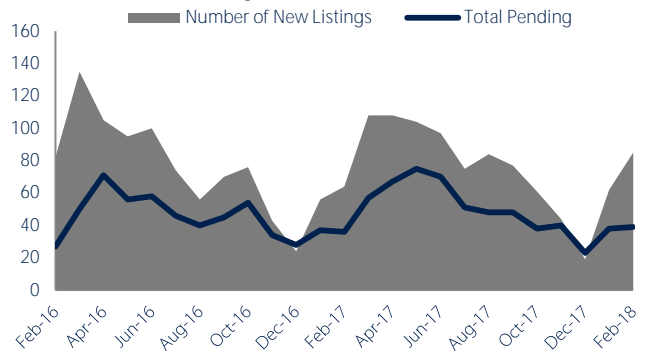
In February, there was 12.2 months of supply available in Buckingham and New Hope, compared to 11.5 in February 2017. That is an increase of 6% versus a year ago.

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.

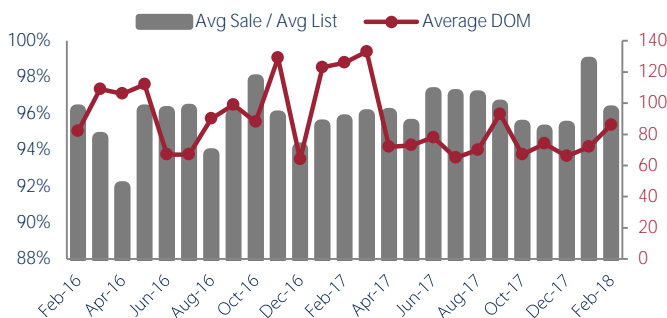
### New Listings & Current Contracts

This month there were 85 homes newly listed for sale in Buckingham and New Hope compared to 64 in February 2017, an increase of 33%. There were 39 current contracts pending sale this February compared to 36 a year ago. The number of current contracts is 8% higher than last February.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In February, the average sale price in Buckingham and New Hope was 96.1% of the average list price, which is 0.5% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 86, lower than the average last year, which was 126, a decrease of 32%.



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