



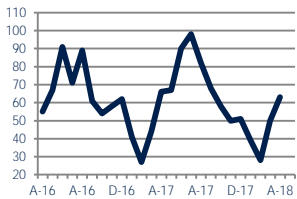
Focus On: Doylestown Housing Market

April 2018

Zip Code(s): 18901, 18902, 18923 and 18916

Units Sold

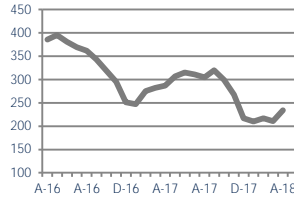
63



Down -5%
Vs. Year Ago

Active Inventory

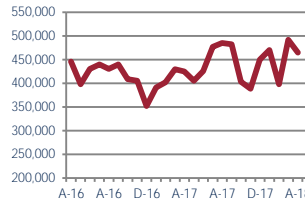
234



Down -18%
Vs. Year Ago

Median Sale Price

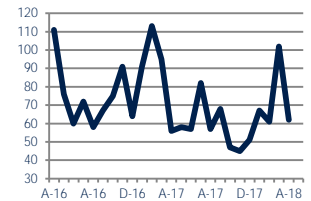
\$465,000



Up 9%
Vs. Year Ago

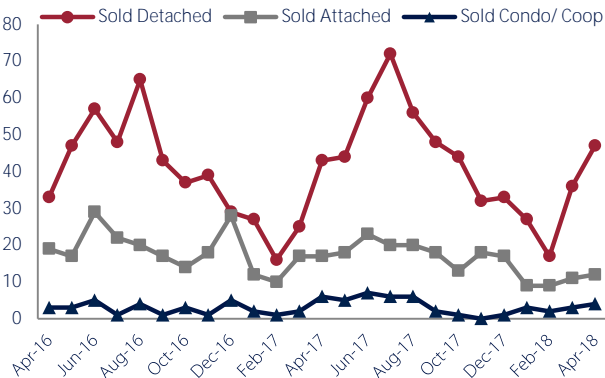
Days On Market

62



Up 11%
Vs. Year Ago

Units Sold*



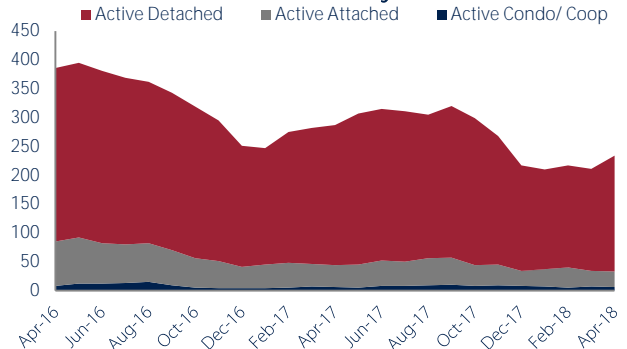
Units Sold

There was an increase in total units sold in April, with 63 sold this month in Doylestown versus 50 last month, an increase of 26%. This month's total units sold was lower than at this time last year, a decrease of 5% versus April 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 53 units or 18%. The total number of active inventory this April was 234 compared to 287 in April 2017. This month's total of 234 is higher than the previous month's total supply of available inventory of 211, an increase of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Doylestown Homes was \$425,000. This April, the median sale price was \$465,000, an increase of 9% or \$40,000 compared to last year. The current median sold price is 5% lower 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.



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*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.





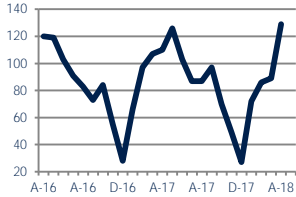
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April 2018

Zip Code(s): 18901, 18902, 18923 and 18916

New Listings

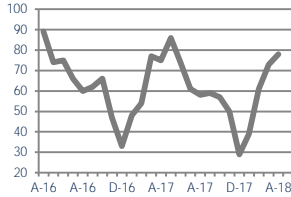
129



Up 17%
Vs. Year Ago

Current Contracts

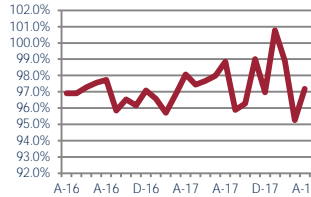
78



Up 4%
Vs. Year Ago

Sold Vs. List Price

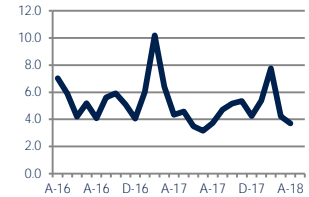
97.2%



Down -0.9%
Vs. Year Ago

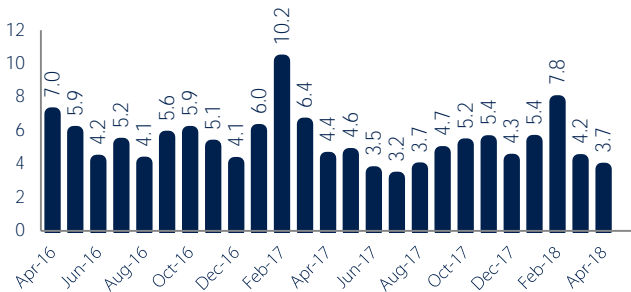
Months of Supply

3.7



Down -15%
Vs. Year Ago

Months Of Supply



Months of Supply

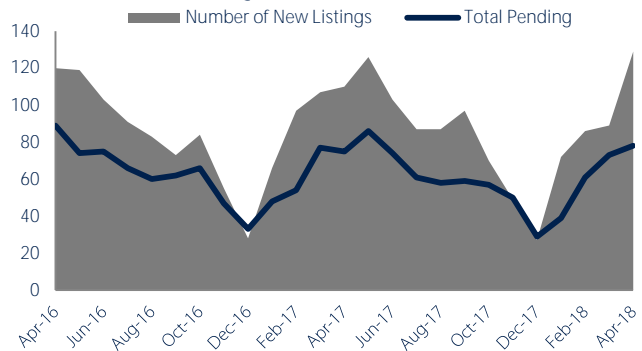
In April, there was 3.7 months of supply available in Doylestown, compared to 4.3 in April 2017. That is a decrease of 15% versus a year ago.

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.

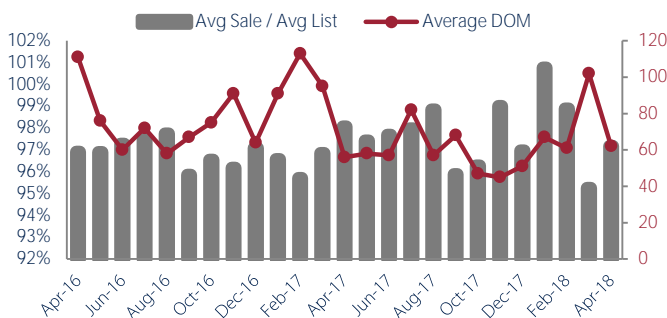
New Listings & Current Contracts

This month there were 129 homes newly listed for sale in Doylestown compared to 110 in April 2017, an increase of 17%. There were 78 current contracts pending sale this April compared to 75 a year ago. The number of current contracts is 4% 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 Doylestown was 97.2% of the average list price, which is 0.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 62, higher than the average last year, which was 56, an increase of 11%.



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