



# The Long & Foster Market Minute™

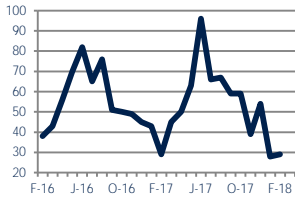
**Focus On:** Langhorne, Feasterville, and Feasterville Trevose Housing Market

February 2018

Zip Code(s): 19047 and 19053

## Units Sold

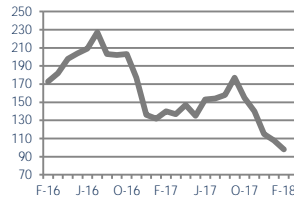
29



No Change  
Vs. Year Ago

## Active Inventory

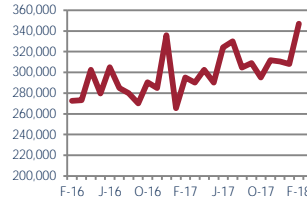
98



Down -30%  
Vs. Year Ago

## Median Sale Price

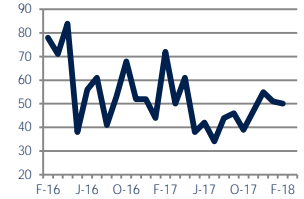
\$347,000



Up 18%  
Vs. Year Ago

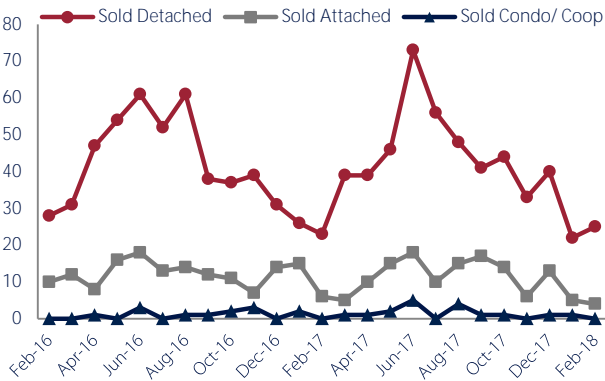
## Days On Market

50



Down -31%  
Vs. Year Ago

## Units Sold\*



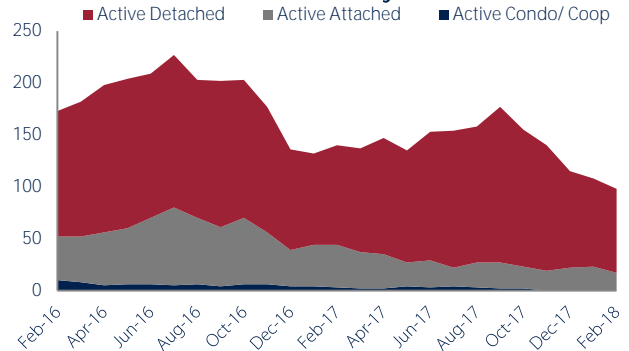
## Units Sold

There was an increase in total units sold in February, with 29 sold this month in Langhorne, Feasterville, and Feasterville Trevose, an increase of 4%. This month's total units sold is similar compared to a year ago.

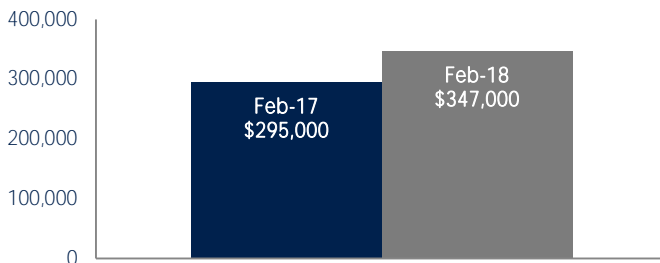
## Active Inventory

Versus last year, the total number of homes available this month is lower by 42 units or 30%. The total number of active inventory this February was 98 compared to 140 in February 2017. This month's total of 98 is lower than the previous month's total supply of available inventory of 108, a decrease of 9%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last February, the median sale price for Langhorne, Feasterville, and Feasterville Trevose Homes was \$295,000. This February, the median sale price was \$347,000, an increase of 18% or \$52,000 compared to last year. The current median sold price is 13% higher 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.

Langhorne, Feasterville, and Feasterville Trevose are defined as properties listed in zip code/s 19047 and 19053.

\*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.



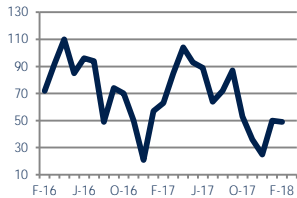
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



Zip Code(s): 19047 and 19053

### New Listings

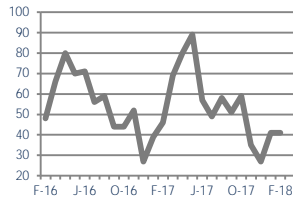
49



**Down -22%**  
Vs. Year Ago

### Current Contracts

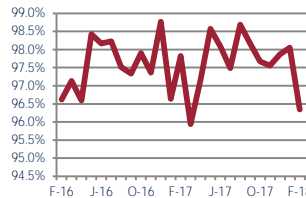
41



**Down -11%**  
Vs. Year Ago

### Sold Vs. List Price

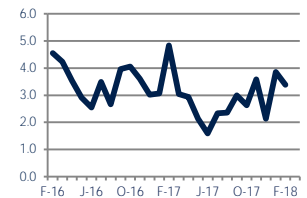
96.4%



**Down -1.5%**  
Vs. Year Ago

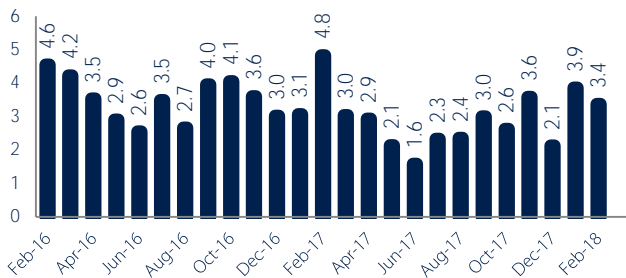
### Months of Supply

3.4



**Down -30%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

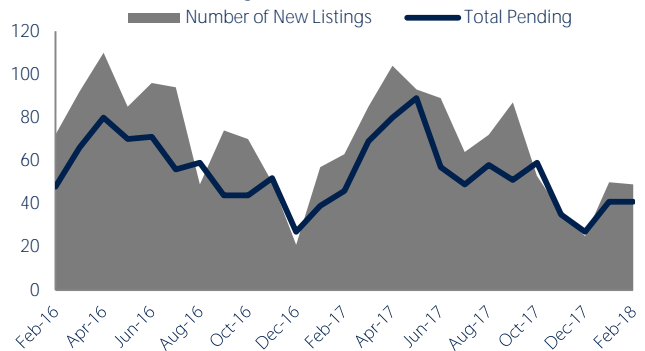
In February, there was 3.4 months of supply available in Langhorne, Feasterville, and Feasterville Trevoise, compared to 4.8 in February 2017. That is a decrease of 30% versus a year ago.

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.

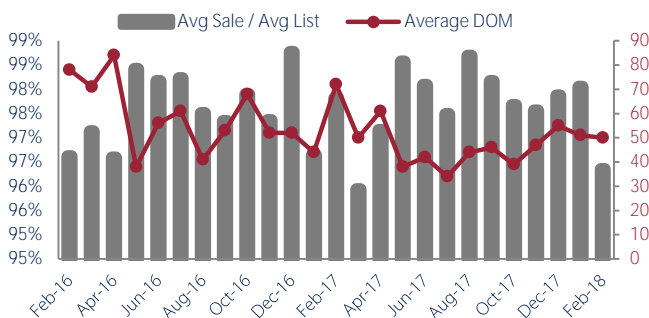
### New Listings & Current Contracts

This month there were 49 homes newly listed for sale in Langhorne, Feasterville, and Feasterville Trevoise compared to 63 in February 2017, a decrease of 22%. There were 41 current contracts pending sale this February compared to 46 a year ago. The number of current contracts remained stable as compared to last February.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In February, the average sale price in Langhorne, Feasterville, and Feasterville Trevoise was 96.4% of the average list price, which is 1.5% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 50, lower than the average last year, which was 72, a decrease of 31%.



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