



The Long & Foster Market Minute™

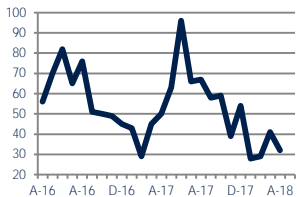
Focus On: Langhorne, Feasterville, and Feasterville Trevoise Housing Market

April 2018

Zip Code(s): 19047 and 19053

Units Sold

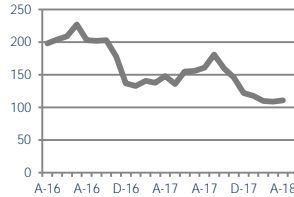
32



Down
Vs. Year Ago

Active Inventory

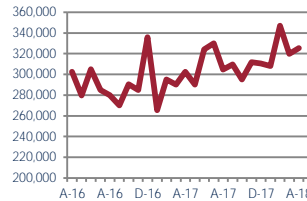
111



Down -25%
Vs. Year Ago

Median Sale Price

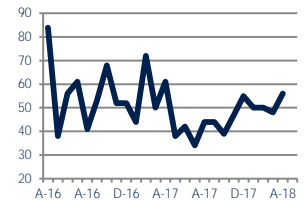
\$325,475



Up 8%
Vs. Year Ago

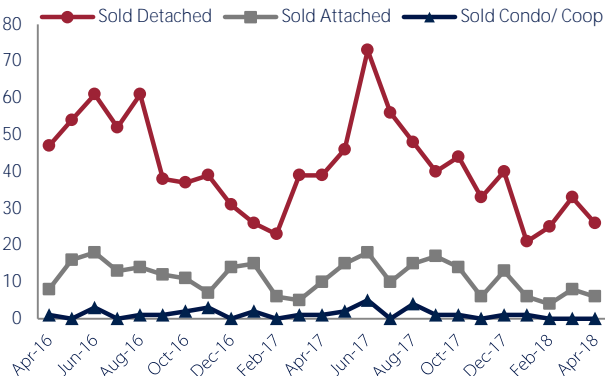
Days On Market

56



Down -8%
Vs. Year Ago

Units Sold*



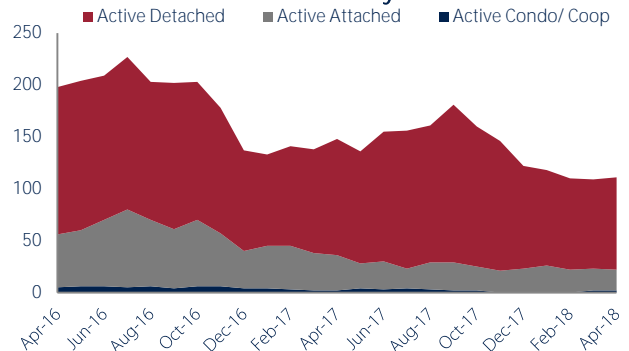
Units Sold

With relatively few transactions, there was a decrease in total units sold in April, with 32 sold this month in Langhorne, Feasterville, and Feasterville Trevoise. This month's total units sold was lower than at this time last year, a decrease from April 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 37 units or 25%. The total number of active inventory this April was 111 compared to 148 in April 2017. This month's total of 111 is higher than the previous month's total supply of available inventory of 109, an increase of 2%.

Active Inventory*

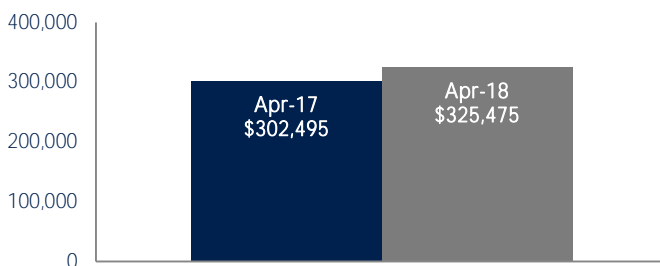


Median Sale Price

Last April, the median sale price for Langhorne, Feasterville, and Feasterville Trevoise Homes was \$302,495. This April, the median sale price was \$325,475, an increase of 8% or \$22,980 compared to last year. The current median sold price is 2% 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.

Median Sale Price



Langhorne, Feasterville, and Feasterville Trevoise 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.



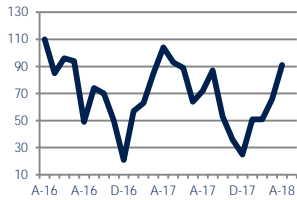
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 19047 and 19053

New Listings

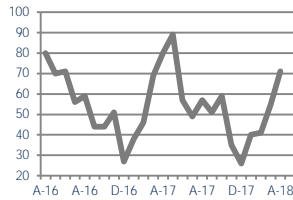
91



Down -13%
Vs. Year Ago

Current Contracts

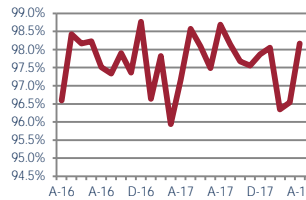
71



Down -11%
Vs. Year Ago

Sold Vs. List Price

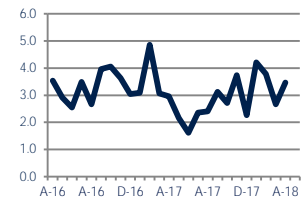
98.2%



Up 1%
Vs. Year Ago

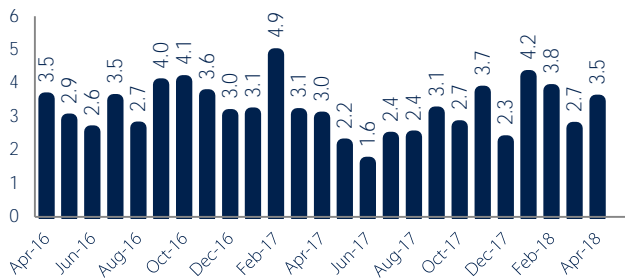
Months of Supply

3.5



Up 17%
Vs. Year Ago

Months Of Supply



Months of Supply

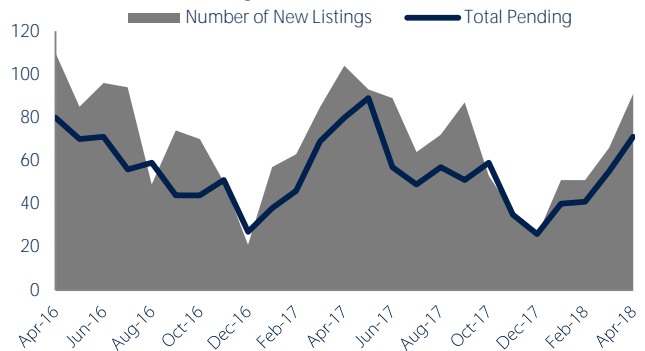
In April, there was 3.5 months of supply available in Langhorne, Feasterville, and Feasterville Trevoise, compared to 3.0 in April 2017. That is an increase of 17% versus a year ago.

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.

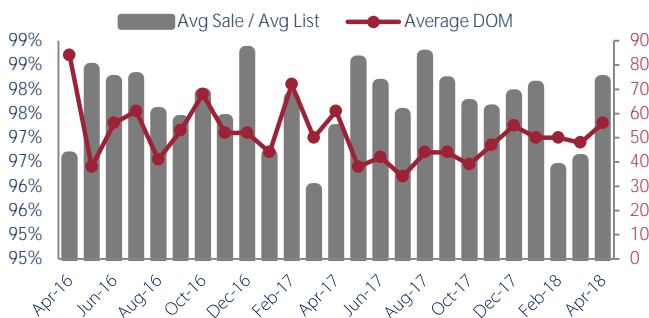
New Listings & Current Contracts

This month there were 91 homes newly listed for sale in Langhorne, Feasterville, and Feasterville Trevoise compared to 104 in April 2017, a decrease of 13%. There were 71 current contracts pending sale this April compared to 80 a year ago. The number of current contracts is 11% lower 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 Langhorne, Feasterville, and Feasterville Trevoise was 98.2% of the average list price, which is 1.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 56, lower than the average last year, which was 61, a decrease of 8%.



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