



The Long & Foster Market Minute™

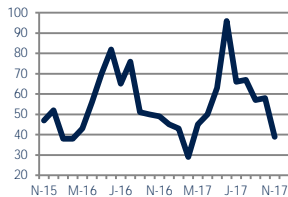
Focus On: Langhorne, Feasterville, and Feasterville Trevose Housing Market

November 2017

Zip Code(s): 19047 and 19053

Units Sold

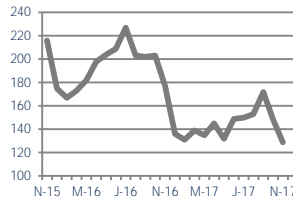
39



Down -20%
Vs. Year Ago

Active Inventory

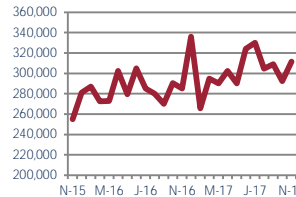
129



Down -27%
Vs. Year Ago

Median Sale Price

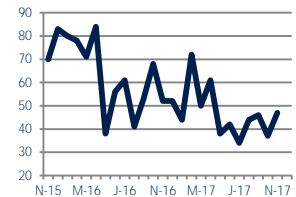
\$311,594



Up 9%
Vs. Year Ago

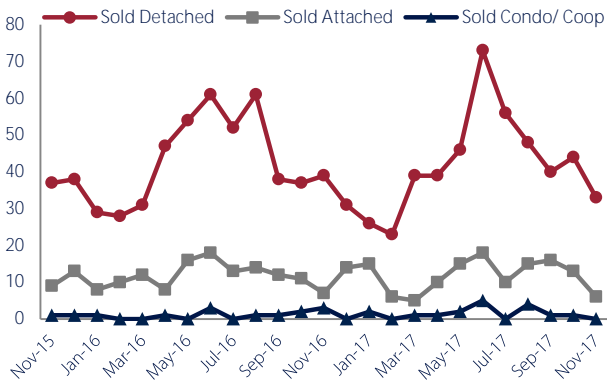
Days On Market

47



Down -10%
Vs. Year Ago

Units Sold*



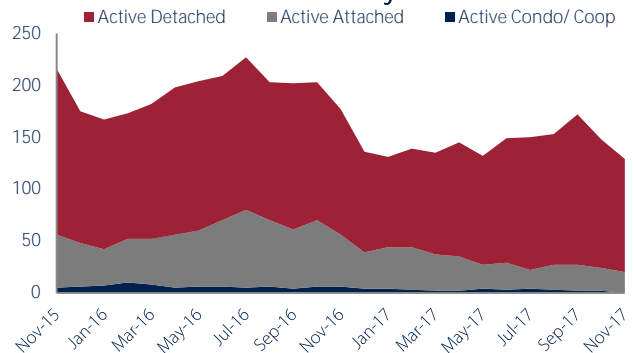
Units Sold

There was a decrease in total units sold in November, with 39 sold this month in Langhorne, Feasterville, and Feasterville Trevose versus 58 last month, a decrease of 33%. This month's total units sold was lower than at this time last year, a decrease of 20% versus November 2016.

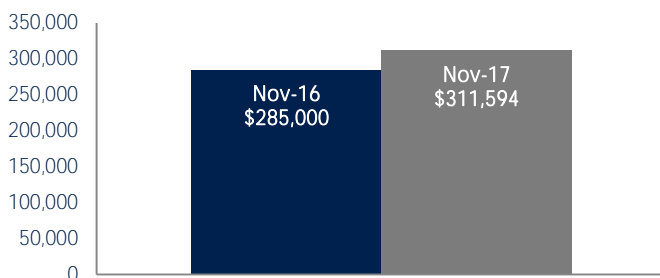
Active Inventory

Versus last year, the total number of homes available this month is lower by 48 units or 27%. The total number of active inventory this November was 129 compared to 177 in November 2016. This month's total of 129 is lower than the previous month's total supply of available inventory of 148, a decrease of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last November, the median sale price for Langhorne, Feasterville, and Feasterville Trevose Homes was \$285,000. This November, the median sale price was \$311,594, an increase of 9% or \$26,594 compared to last year. The current median sold price is 7% higher than in October.

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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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.



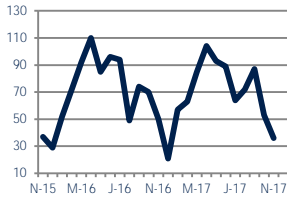
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Zip Code(s): 19047 and 19053

New Listings

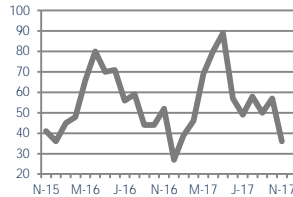
36



Down -28%
Vs. Year Ago

Current Contracts

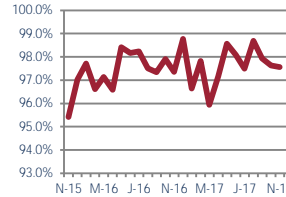
36



Down -31%
Vs. Year Ago

Sold Vs. List Price

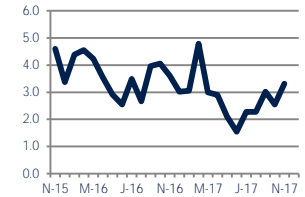
97.6%



No Change
Vs. Year Ago

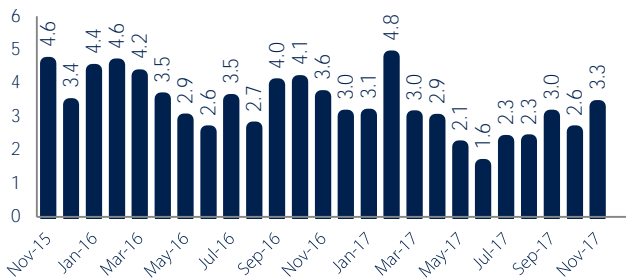
Months of Supply

3.3



Down -8%
Vs. Year Ago

Months Of Supply



Months of Supply

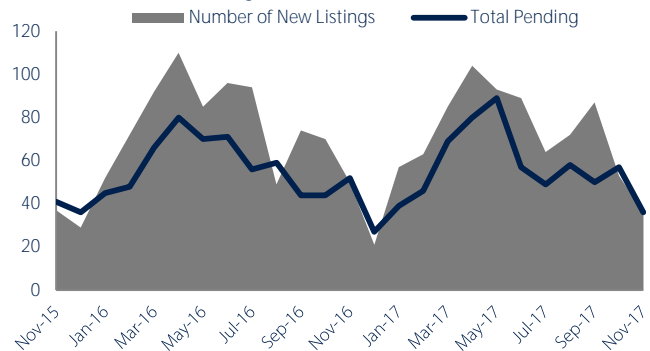
In November, there was 3.3 months of supply available in Langhorne, Feasterville, and Feasterville Trevose, compared to 3.6 in November 2016. That is a decrease of 8% versus a year ago.

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.

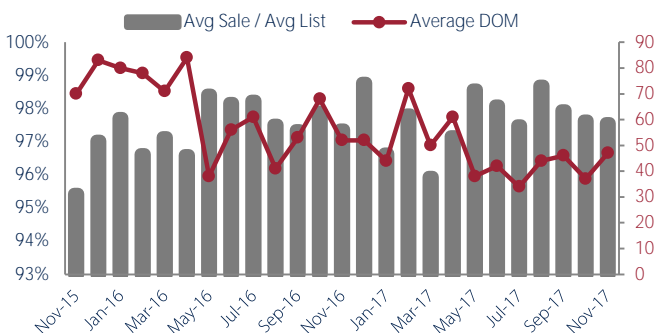
New Listings & Current Contracts

This month there were 36 homes newly listed for sale in Langhorne, Feasterville, and Feasterville Trevose compared to 50 in November 2016, a decrease of 28%. There were 36 current contracts pending sale this November compared to 52 a year ago. The number of current contracts is 31% lower than last November.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In November, the average sale price in Langhorne, Feasterville, and Feasterville Trevose was 97.6% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 47, lower than the average last year, which was 52, a decrease of 10%.