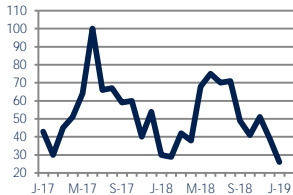


Zip Code(s): 19047 and 19053

Units Sold

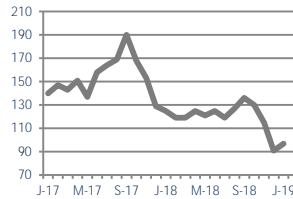
26



Down -13%
Vs. Year Ago

Active Inventory

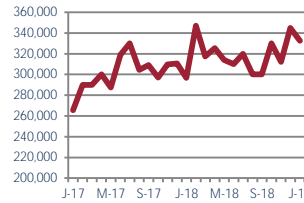
97



Down -22%
Vs. Year Ago

Median Sale Price

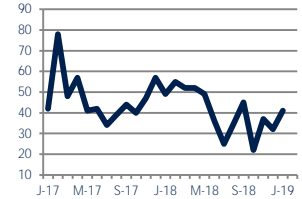
\$332,500



Up 12%
Vs. Year Ago

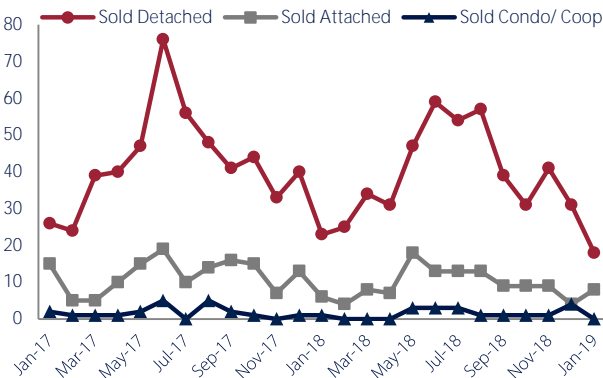
Days On Market

41



Down -16%
Vs. Year Ago

Units Sold*



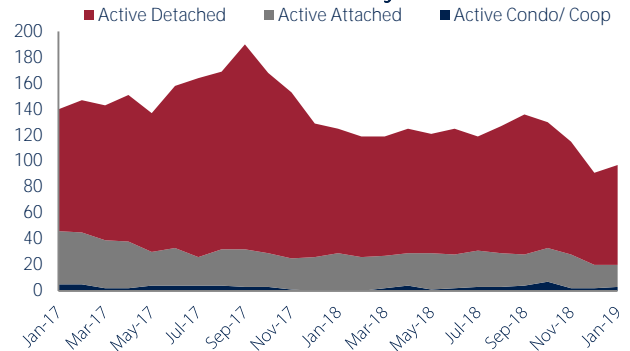
Units Sold

There was a decrease in total units sold in January, with 26 sold this month in Langhorne, Feasterville, and Feasterville Trevoise versus 39 last month, a decrease of 33%. This month's total units sold was lower than at this time last year, a decrease of 13% versus January 2018.

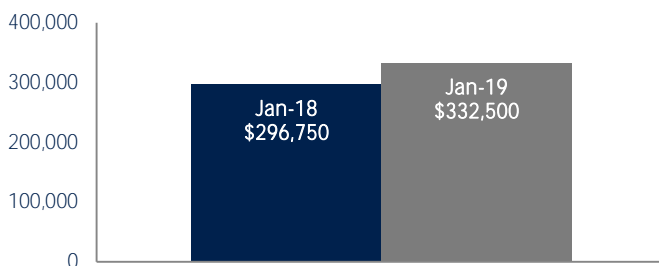
Active Inventory

Versus last year, the total number of homes available this month is lower by 28 units or 22%. The total number of active inventory this January was 97 compared to 125 in January 2018. This month's total of 97 is higher than the previous month's total supply of available inventory of 91, an increase of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Langhorne, Feasterville, and Feasterville Trevoise Homes was \$296,750. This January, the median sale price was \$332,500, an increase of 12% or \$35,750 compared to last year. The current median sold price is 4% lower than in December.

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 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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.



CHRISTIE'S INTERNATIONAL REAL ESTATE





The Long & Foster Market Minute™

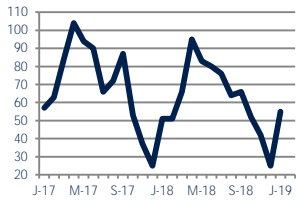
Focus On: Langhorne, Feasterville, and Feasterville Trevoise Housing Market

January 2019

Zip Code(s): 19047 and 19053

New Listings

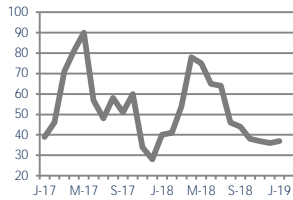
55



Up 8%
Vs. Year Ago

Current Contracts

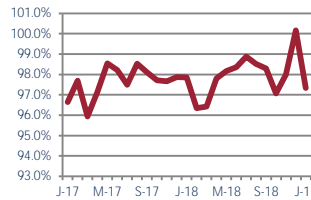
37



Down -7%
Vs. Year Ago

Sold Vs. List Price

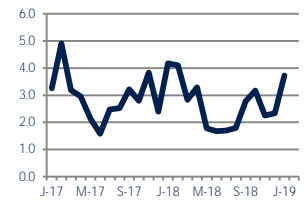
97.3%



Down -0.5%
Vs. Year Ago

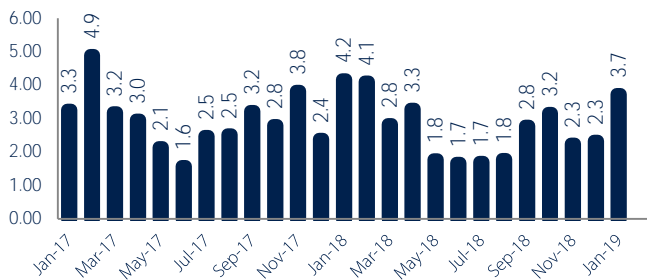
Months of Supply

3.7



Down -11%
Vs. Year Ago

Months Of Supply



Months of Supply

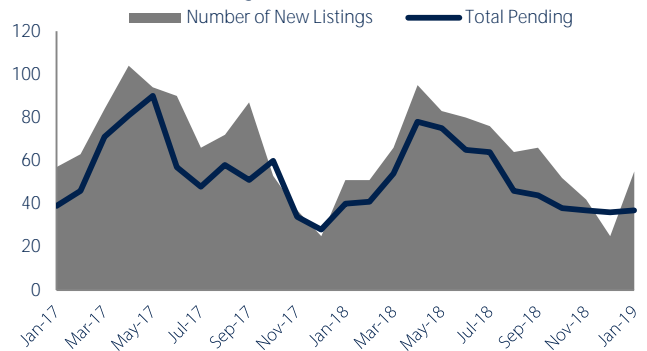
In January, there was 3.7 months of supply available in Langhorne, Feasterville, and Feasterville Trevoise, compared to 4.2 in January 2018. That is a decrease of 10% versus a year ago.

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.

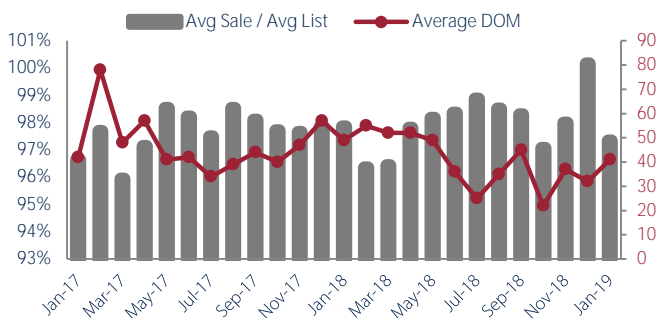
New Listings & Current Contracts

This month there were 55 homes newly listed for sale in Langhorne, Feasterville, and Feasterville Trevoise compared to 51 in January 2018, an increase of 8%. There were 37 current contracts pending sale this January compared to 40 a year ago. The number of current contracts is 8% lower than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Langhorne, Feasterville, and Feasterville Trevoise was 97.3% of the average list price, which is 0.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 41, lower than the average last year, which was 49, a decrease of 16%.



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