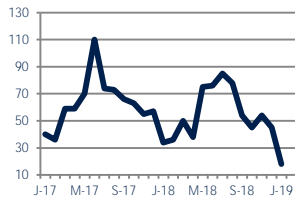


Zip Code(s): 19067

Units Sold

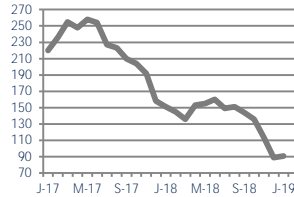
18



Down
Vs. Year Ago

Active Inventory

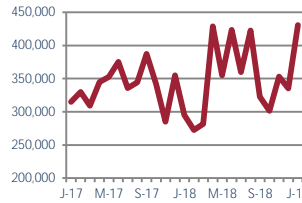
91



Down -40%
Vs. Year Ago

Median Sale Price

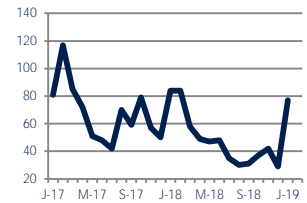
\$430,625



Up
Vs. Year Ago

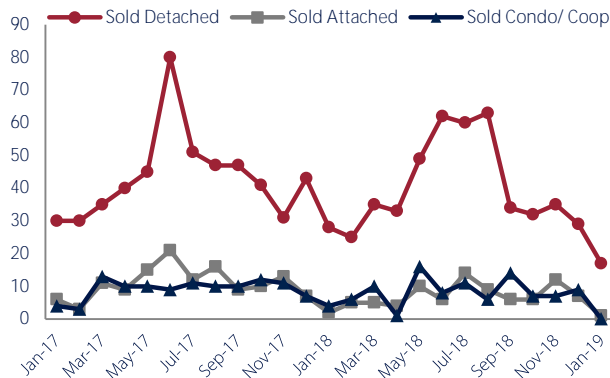
Days On Market

77



Down -8%
Vs. Year Ago

Units Sold*



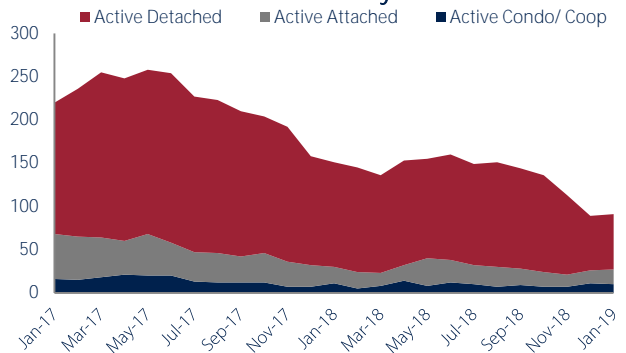
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 18 sold this month in Morrisville and Yardley. This month's total units sold was lower than at this time last year, a decrease from January 2018.

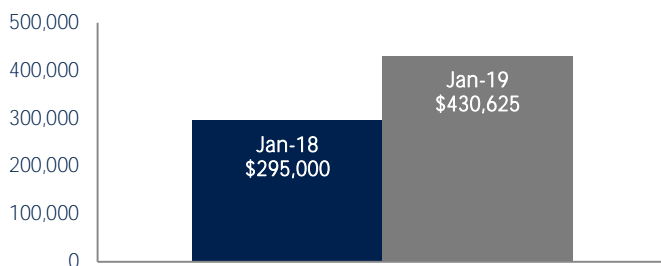
Active Inventory

Versus last year, the total number of homes available this month is lower by 60 units or 40%. The total number of active inventory this January was 91 compared to 151 in January 2018. This month's total of 91 is higher than the previous month's total supply of available inventory of 89, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last January, the median sale price for Morrisville and Yardley Homes was \$295,000. This January, the median sale price was \$430,625, an increase of \$135,625 compared to last year. The current median sold price is higher 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.

Morrisville and Yardley are defined as properties listed in zip code/s 19067.

*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

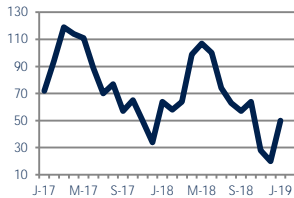




Zip Code(s): 19067

New Listings

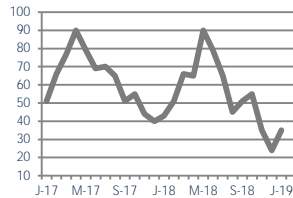
50



Down -22%
Vs. Year Ago

Current Contracts

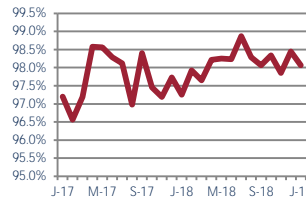
35



Down -19%
Vs. Year Ago

Sold Vs. List Price

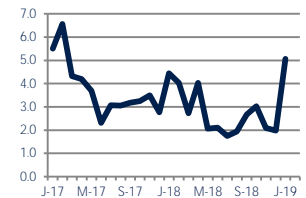
98.1%



Up 0.8%
Vs. Year Ago

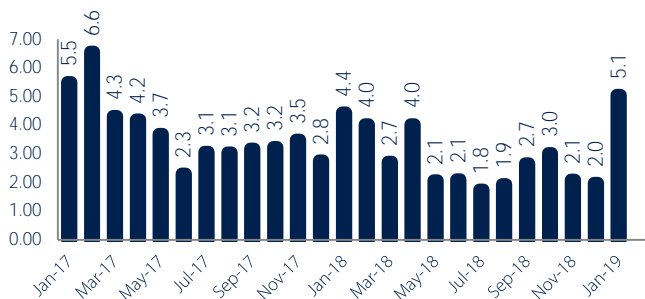
Months of Supply

5.1



Up 14%
Vs. Year Ago

Months Of Supply



Months of Supply

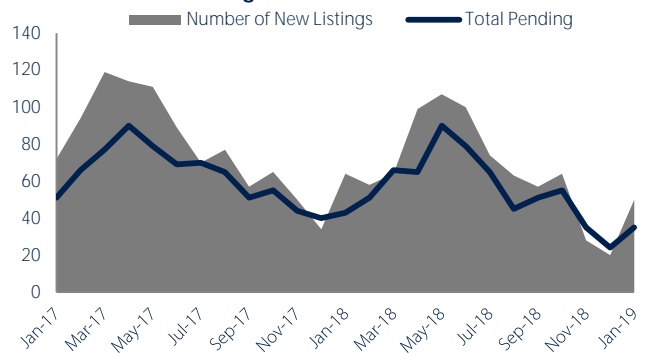
In January, there was 5.1 months of supply available in Morrisville and Yardley, compared to 4.4 in January 2018. That is an increase of 14% versus a year ago.

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.

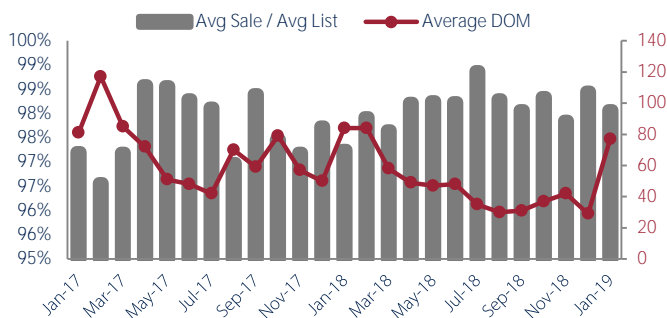
New Listings & Current Contracts

This month there were 50 homes newly listed for sale in Morrisville and Yardley compared to 64 in January 2018, a decrease of 22%. There were 35 current contracts pending sale this January compared to 43 a year ago. The number of current contracts is 19% 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 Morrisville and Yardley was 98.1% of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 77, lower than the average last year, which was 84, a decrease of 8%.



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