



The Long & Foster Market Minute™

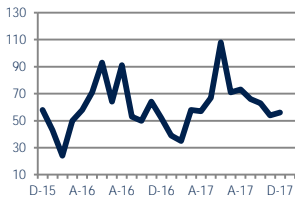
Focus On: Morrisville and Yardley Housing Market

December 2017

Zip Code(s): 19067

Units Sold

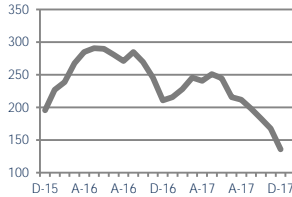
56



Up 8%
Vs. Year Ago

Active Inventory

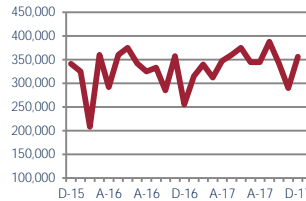
136



Down -36%
Vs. Year Ago

Median Sale Price

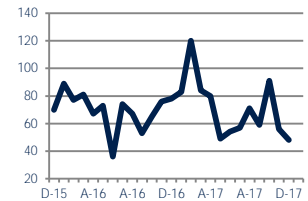
\$356,000



Up
Vs. Year Ago

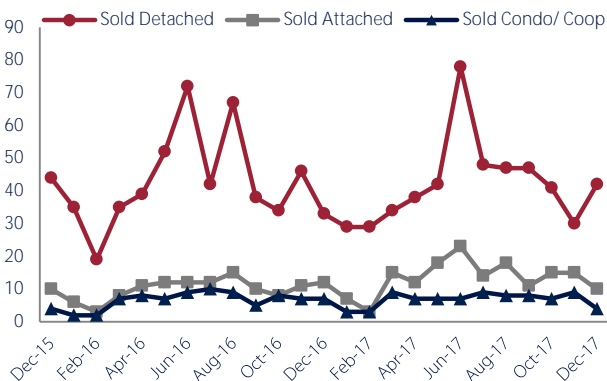
Days On Market

48



Down -38%
Vs. Year Ago

Units Sold*



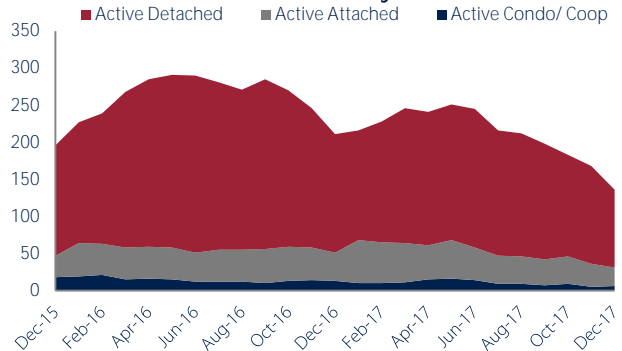
Units Sold

There was an increase in total units sold in December, with 56 sold this month in Morrisville and Yardley versus 54 last month, an increase of 4%. This month's total units sold was higher than at this time last year, an increase of 8% versus December 2016.

Active Inventory

Versus last year, the total number of homes available this month is lower by 75 units or 36%. The total number of active inventory this December was 136 compared to 211 in December 2016. This month's total of 136 is lower than the previous month's total supply of available inventory of 168, a decrease of 19%.

Active Inventory*

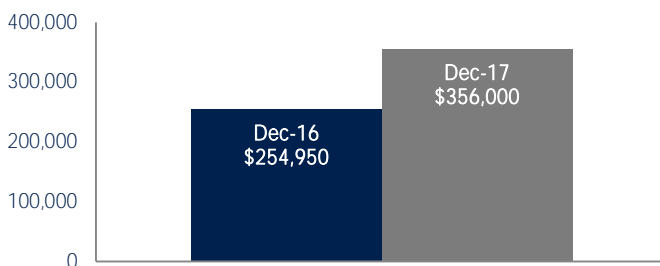


Median Sale Price

Last December, the median sale price for Morrisville and Yardley Homes was \$254,950. This December, the median sale price was \$356,000, an increase of \$101,050 compared to last year. The current median sold price is higher than in November.

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



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 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

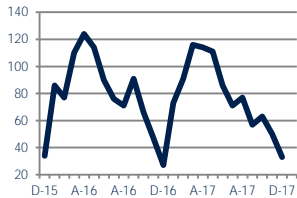




Zip Code(s): 19067

New Listings

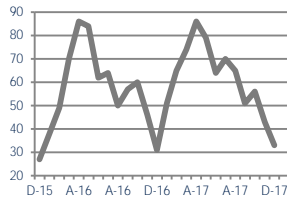
33



Up 22%
Vs. Year Ago

Current Contracts

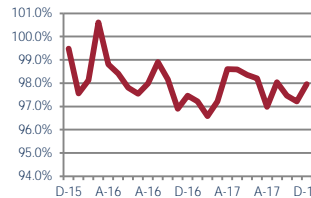
33



Up 6%
Vs. Year Ago

Sold Vs. List Price

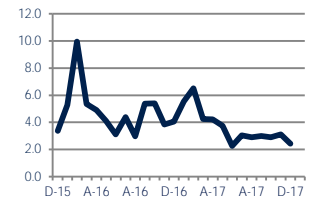
98.0%



Up 0.5%
Vs. Year Ago

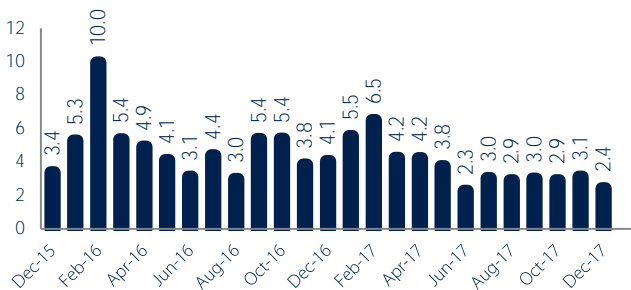
Months of Supply

2.4



Down -40%
Vs. Year Ago

Months Of Supply



Months of Supply

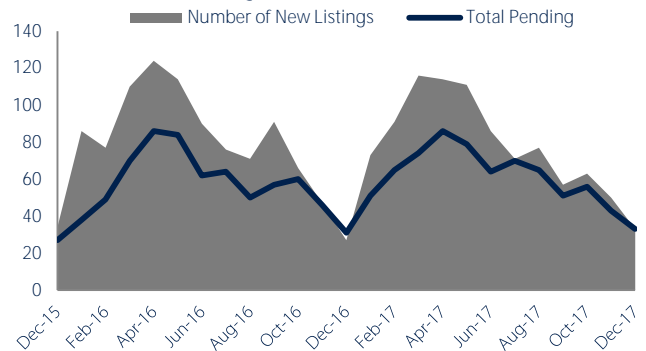
In December, there was 2.4 months of supply available in Morrisville and Yardley, compared to 4.1 in December 2016. That is a decrease of 40% versus a year ago.

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.

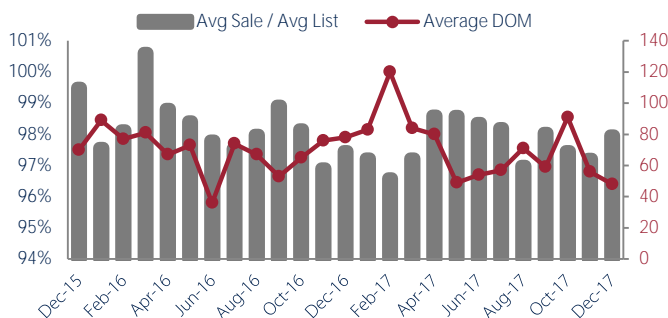
New Listings & Current Contracts

This month there were 33 homes newly listed for sale in Morrisville and Yardley compared to 27 in December 2016, an increase of 22%. There were 33 current contracts pending sale this December compared to 31 a year ago. The number of current contracts is 6% higher than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Morrisville and Yardley was 98.0% of the average list price, which is 0.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 48, lower than the average last year, which was 78, a decrease of 38%.



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