



# The Long & Foster Market Minute™

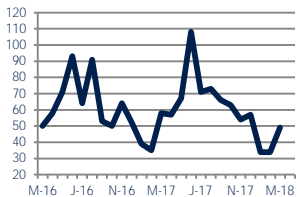
Focus On: Morrisville and Yardley Housing Market

March 2018

Zip Code(s): 19067

## Units Sold

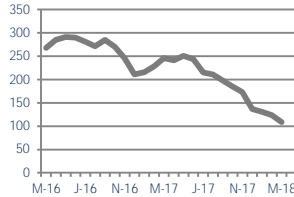
49



Down -16%  
Vs. Year Ago

## Active Inventory

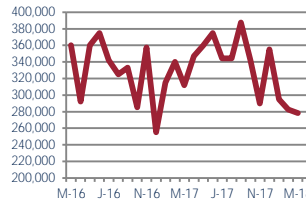
109



Down -56%  
Vs. Year Ago

## Median Sale Price

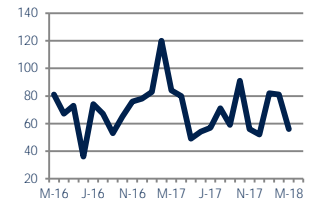
\$278,250



Down -11%  
Vs. Year Ago

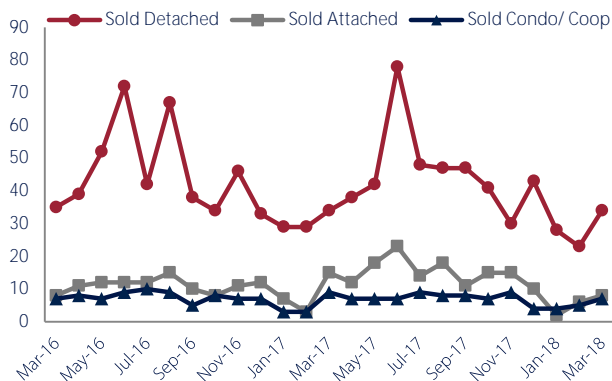
## Days On Market

56



Down -33%  
Vs. Year Ago

## Units Sold\*



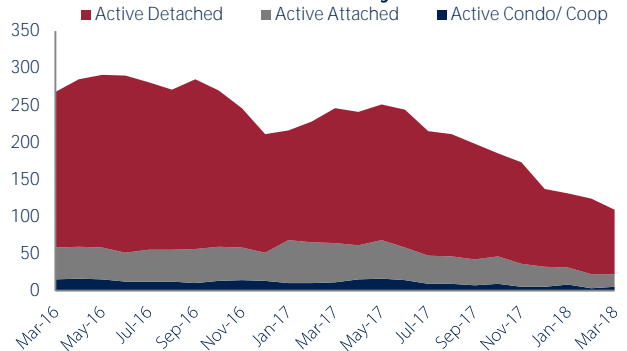
## Units Sold

There was an increase in total units sold in March, with 49 sold this month in Morrisville and Yardley. This month's total units sold was lower than at this time last year.

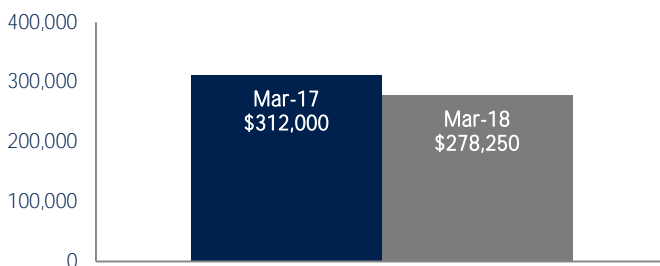
## Active Inventory

Versus last year, the total number of homes available this month is lower by 137 units or 56%. The total number of active inventory this March was 109 compared to 246 in March 2017. This month's total of 109 is lower than the previous month's total supply of available inventory of 124, a decrease of 12%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last March, the median sale price for Morrisville and Yardley Homes was \$312,000. This March, the median sale price was \$278,250, a decrease of 11% or \$33,750 compared to last year. The current median sold price is 1% lower than in February.

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 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.



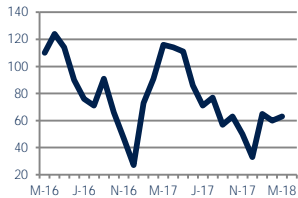
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



Zip Code(s): 19067

**New Listings**

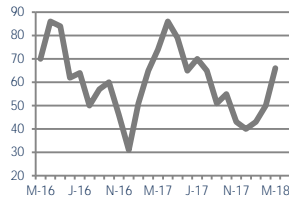
63



**Down -46%**  
Vs. Year Ago

**Current Contracts**

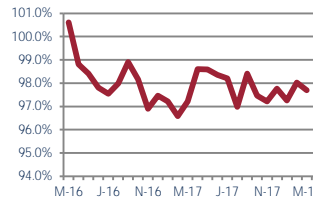
66



**Down -11%**  
Vs. Year Ago

**Sold Vs. List Price**

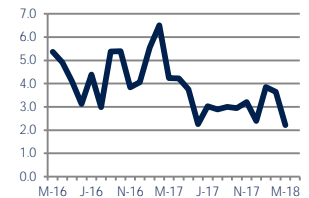
97.7%



**No Change**  
Vs. Year Ago

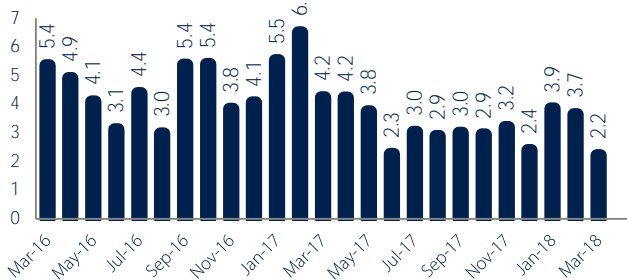
**Months of Supply**

2.2



**Down -48%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

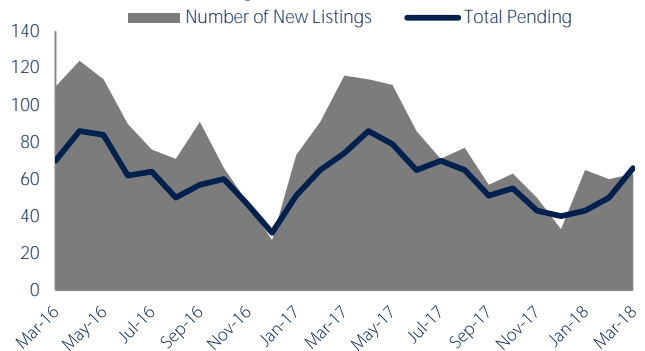
In March, there was 2.2 months of supply available in Morrisville and Yardley, compared to 4.2 in March 2017. That is a decrease of 48% versus a year ago.

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.

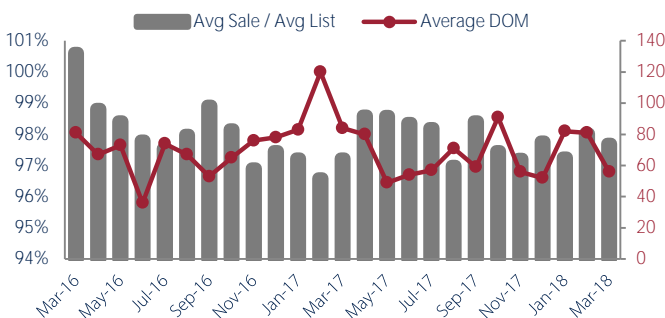
**New Listings & Current Contracts**

This month there were 63 homes newly listed for sale in Morrisville and Yardley compared to 116 in March 2017, a decrease of 46%. There were 66 current contracts pending sale this March compared to 74 a year ago. The number of current contracts is 11% lower than last March.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In March, the average sale price in Morrisville and Yardley was 97.7% 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 56, lower than the average last year, which was 84, a decrease of 33%.



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