

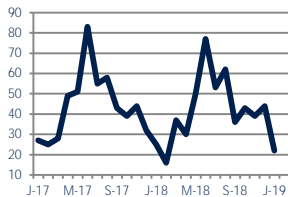
## Focus On: Newtown and Washington Crossing Housing Market

January 2019

Zip Code(s): 18940, 18977, 18980, 18934, 18946 and 18956

### Units Sold

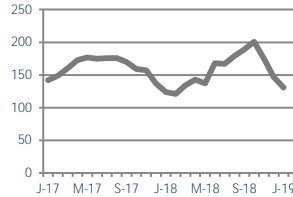
22



Down  
Vs. Year Ago

### Active Inventory

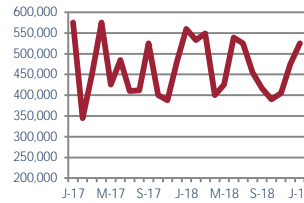
131



Up 6%  
Vs. Year Ago

### Median Sale Price

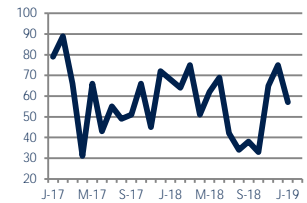
\$525,000



Down -6%  
Vs. Year Ago

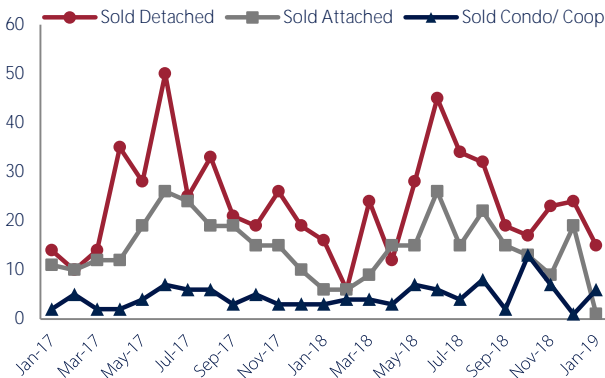
### Days On Market

57



Down -16%  
Vs. Year Ago

### Units Sold\*



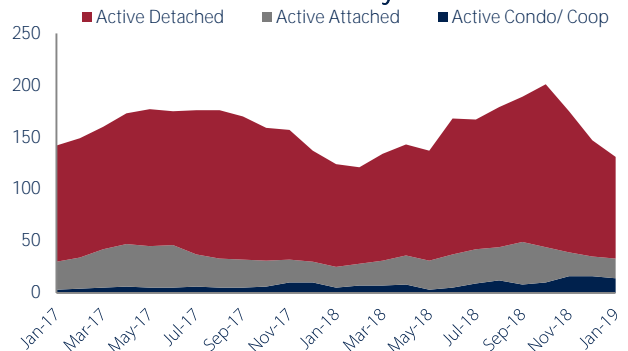
### Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 22 sold this month in Newtown and Washington Crossing. This month's total units sold was lower than at this time last year, a decrease from January 2018.

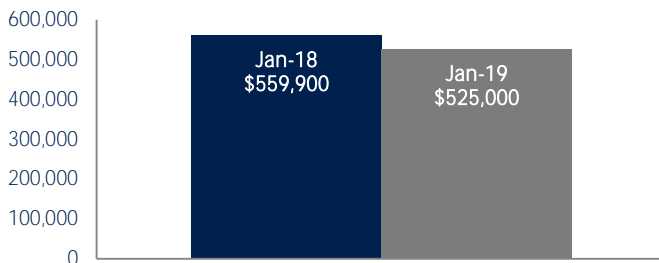
### Active Inventory

Versus last year, the total number of homes available this month is higher by 7 units or 6%. The total number of active inventory this January was 131 compared to 124 in January 2018. This month's total of 131 is lower than the previous month's total supply of available inventory of 147, a decrease of 11%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last January, the median sale price for Newtown and Washington Crossing Homes was \$559,900. This January, the median sale price was \$525,000, a decrease of 6% or \$34,900 compared to last year. The current median sold price is 11% 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.

Newtown and Washington Crossing are defined as properties listed in zip code/s 18940, 18977, 18980, 18934, 18946 and 18956.

\*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



**Focus On:** Newtown and Washington Crossing Housing Market

January 2019

Zip Code(s): 18940, 18977, 18980, 18934, 18946 and 18956

**New Listings**

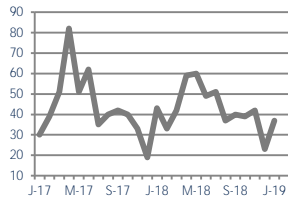
42



**No Change**  
Vs. Year Ago

**Current Contracts**

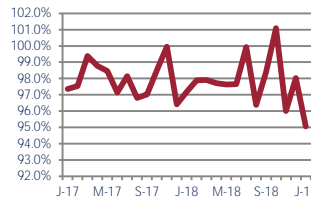
37



**Down -14%**  
Vs. Year Ago

**Sold Vs. List Price**

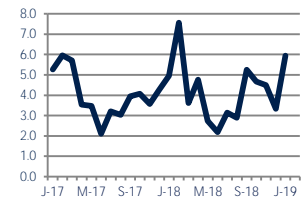
95.1%



**Down -2.2%**  
Vs. Year Ago

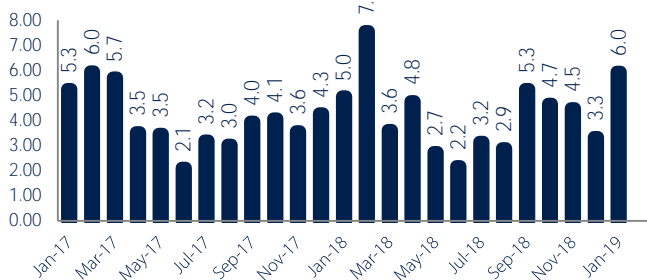
**Months of Supply**

6.0



**Up 20%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

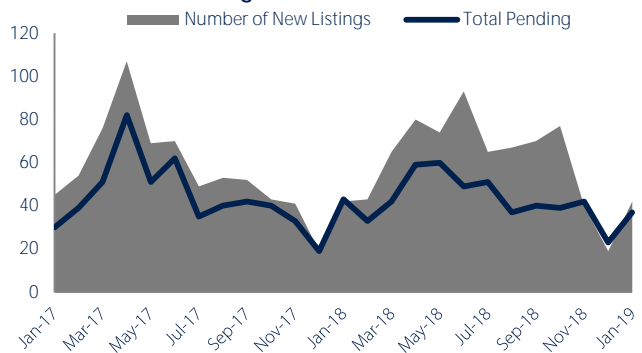
In January, there was 6.0 months of supply available in Newtown and Washington Crossing, compared to 5.0 in January 2018. That is an increase of 20% versus a year ago.

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.

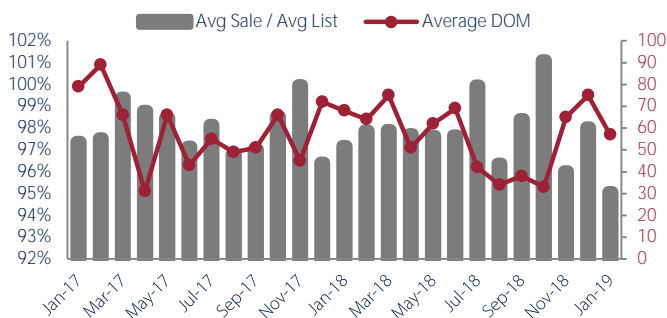
**New Listings & Current Contracts**

This month there were 42 homes newly listed for sale in Newtown and Washington Crossing, which is similar to the amount in January 2018. There were 37 current contracts pending sale this January compared to 43 a year ago. The number of current contracts is 14% 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 Newtown and Washington Crossing was 95.1% of the average list price, which is 2.1% lower than at this time last year.

**Days On Market**

This month, the average number of days on market was 57, lower than the average last year, which was 68, a decrease of 16%.



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