



The Long & Foster Market Minute™

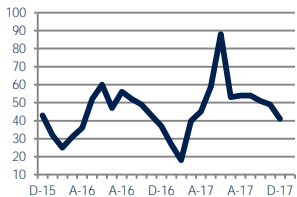
Focus On: Warrington and Chalfont Housing Market

December 2017

Zip Code(s): 18914, 18976 and 18932

Units Sold

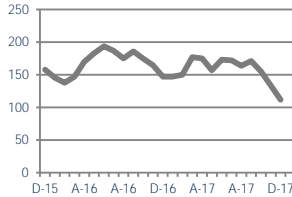
41



Up 11%
Vs. Year Ago

Active Inventory

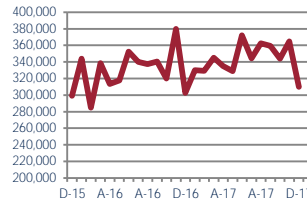
112



Down -24%
Vs. Year Ago

Median Sale Price

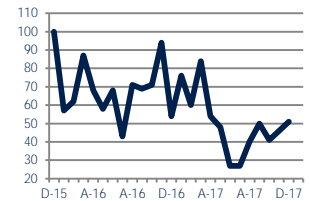
\$310,000



Up 2%
Vs. Year Ago

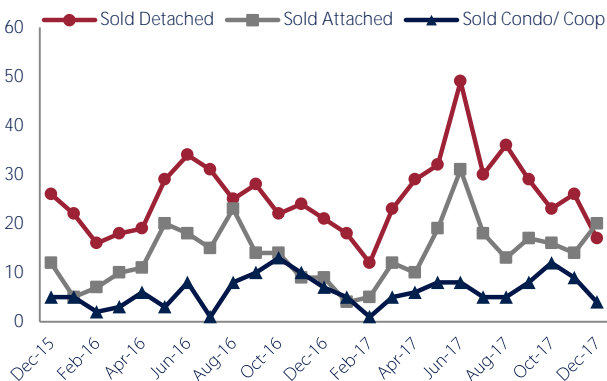
Days On Market

51



Down -6%
Vs. Year Ago

Units Sold*



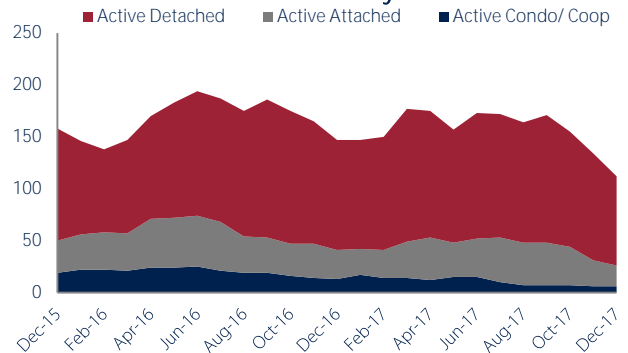
Units Sold

There was a decrease in total units sold in December, with 41 sold this month in Warrington and Chalfont versus 49 last month, a decrease of 16%. This month's total units sold was higher than at this time last year, an increase of 11% versus December 2016.

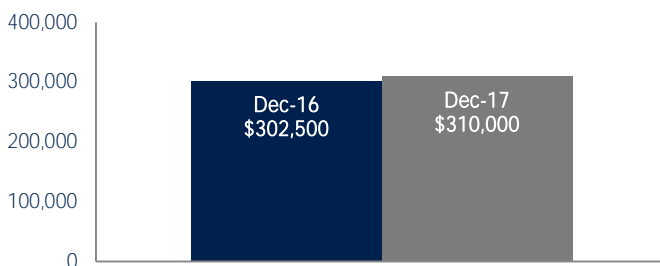
Active Inventory

Versus last year, the total number of homes available this month is lower by 35 units or 24%. The total number of active inventory this December was 112 compared to 147 in December 2016. This month's total of 112 is lower than the previous month's total supply of available inventory of 134, a decrease of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Warrington and Chalfont Homes was \$302,500. This December, the median sale price was \$310,000, an increase of 2% or \$7,500 compared to last year. The current median sold price is 15% lower 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.



Warrington and Chalfont are defined as properties listed in zip code/s 18914, 18976 and 18932.

*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.

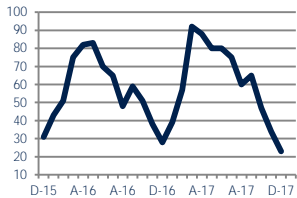




Zip Code(s): 18914, 18976 and 18932

New Listings

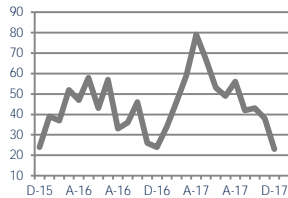
23



Down -18%
Vs. Year Ago

Current Contracts

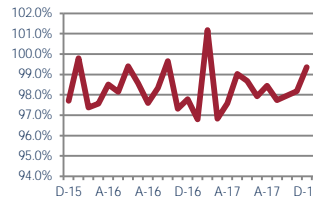
23



Down -4%
Vs. Year Ago

Sold Vs. List Price

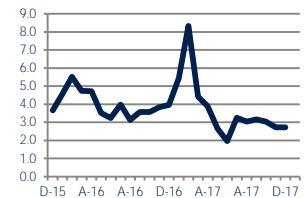
99.4%



Up 1.6%
Vs. Year Ago

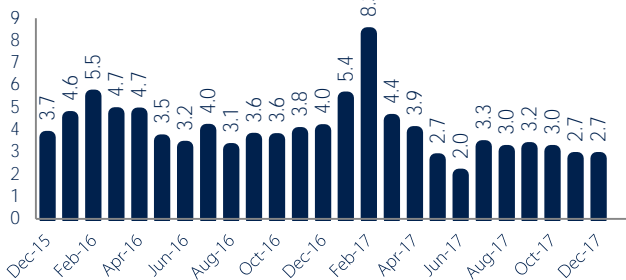
Months of Supply

2.7



Down -31%
Vs. Year Ago

Months Of Supply



Months of Supply

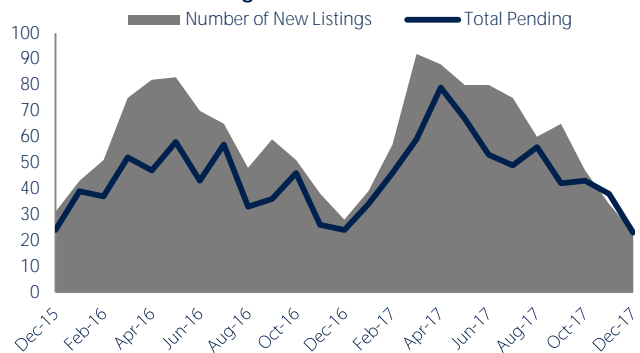
In December, there was 2.7 months of supply available in Warrington and Chalfont, compared to 4.0 in December 2016. That is a decrease of 31% versus a year ago.

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.

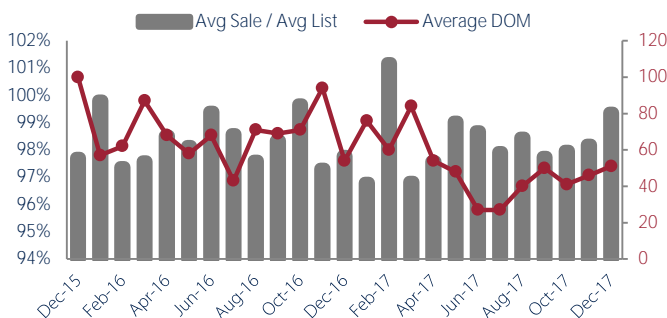
New Listings & Current Contracts

This month there were 23 homes newly listed for sale in Warrington and Chalfont compared to 28 in December 2016, a decrease of 18%. There were 23 current contracts pending sale this December compared to 24 a year ago. The number of current contracts is 4% lower 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 Warrington and Chalfont was 99.4% of the average list price, which is 1.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 51, lower than the average last year, which was 54, a decrease of 6%.



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