

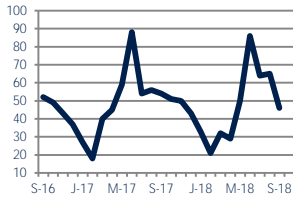
Focus On: Warrington and Chalfont Housing Market

September 2018

Zip Code(s): 18914, 18976 and 18932

Units Sold

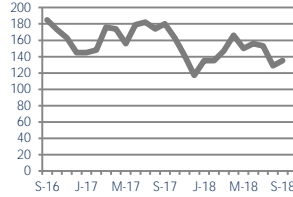
46



Down -15%
Vs. Year Ago

Active Inventory

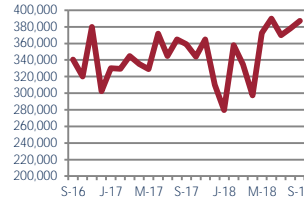
135



Down -25%
Vs. Year Ago

Median Sale Price

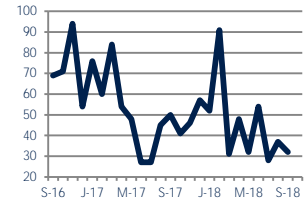
\$387,350



Up 8%
Vs. Year Ago

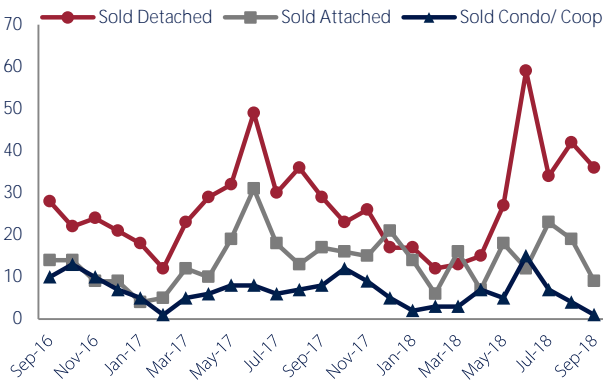
Days On Market

32



Down -36%
Vs. Year Ago

Units Sold*



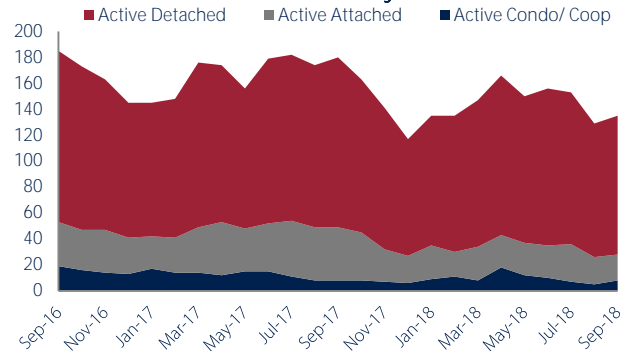
Units Sold

There was a decrease in total units sold in September, with 46 sold this month in Warrington and Chalfont versus 65 last month, a decrease of 29%. This month's total units sold was lower than at this time last year, a decrease of 15% versus September 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 45 units or 25%. The total number of active inventory this September was 135 compared to 180 in September 2017. This month's total of 135 is higher than the previous month's total supply of available inventory of 129, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Warrington and Chalfont Homes was \$359,250. This September, the median sale price was \$387,350, an increase of 8% or \$28,100 compared to last year. The current median sold price is 3% higher than in August.

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.



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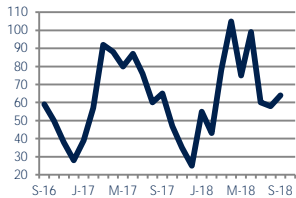
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September 2018

Zip Code(s): 18914, 18976 and 18932

New Listings

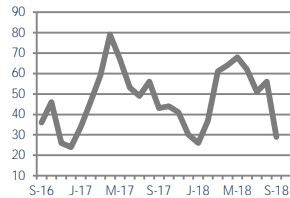
64



Down -2%
Vs. Year Ago

Current Contracts

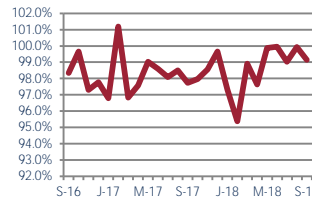
29



Down -33%
Vs. Year Ago

Sold Vs. List Price

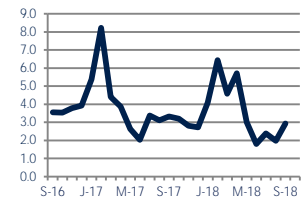
99.2%



Up 1.4%
Vs. Year Ago

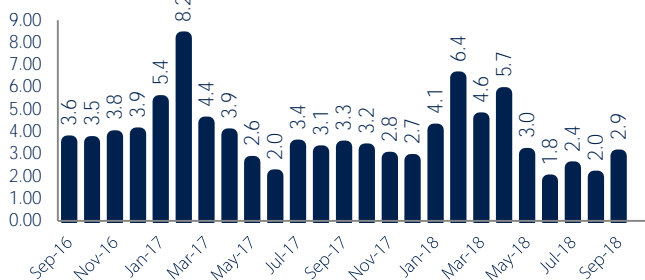
Months of Supply

2.9



Down -12%
Vs. Year Ago

Months Of Supply



Months of Supply

In September, there was 2.9 months of supply available in Warrington and Chalfont, compared to 3.3 in September 2017. That is a decrease of 12% versus a year ago.

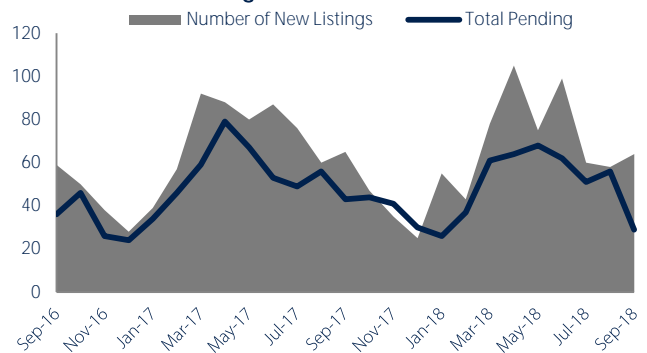
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

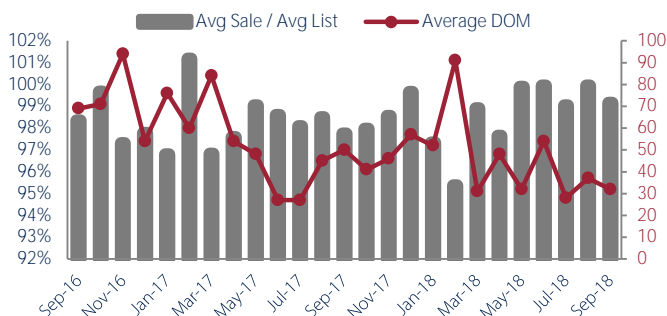
This month there were 64 homes newly listed for sale in Warrington and Chalfont compared to 65 in September 2017, a decrease of 2%.

There were 29 current contracts pending sale this September compared to 43 a year ago. The number of current contracts is 33% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Warrington and Chalfont was 99.2% of the average list price, which is 1.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 32, lower than the average last year, which was 50, a decrease of 36%.



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