

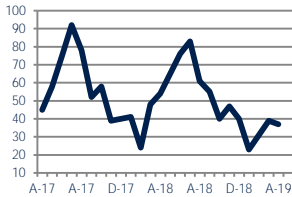
Focus On: Buckingham and New Hope Housing Market

April 2019

Zip Code(s): 18902, 18938, 18913, 18928, 18933, 18931 and 18912

Units Sold

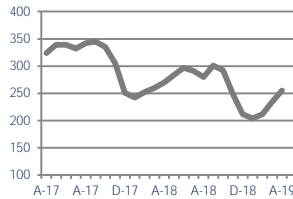
37



Down -31%
Vs. Year Ago

Active Inventory

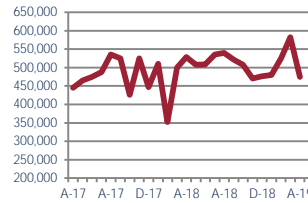
255



Down -6%
Vs. Year Ago

Median Sale Price

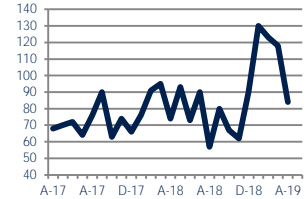
\$475,000



Down -10%
Vs. Year Ago

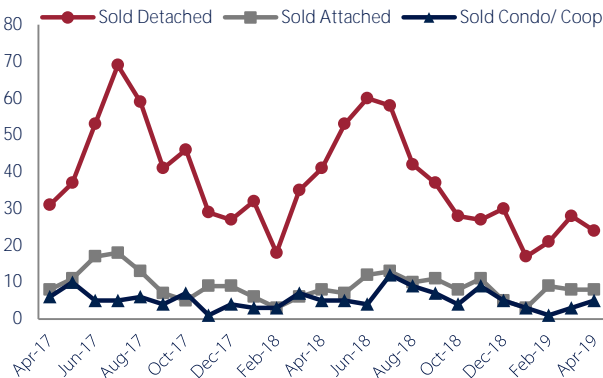
Days On Market

84



Up 14%
Vs. Year Ago

Units Sold*



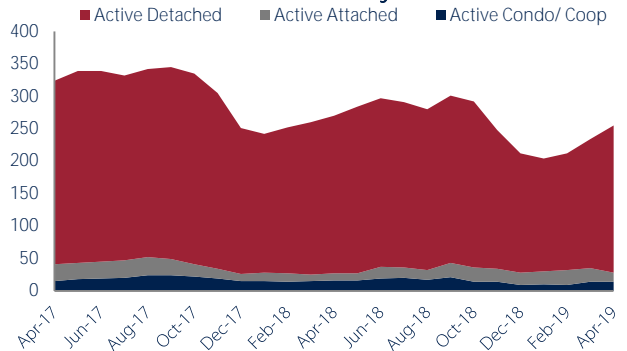
Units Sold

There was a decrease in total units sold in April, with 37 sold this month in Buckingham and New Hope versus 39 last month, a decrease of 5%. This month's total units sold was lower than at this time last year, a decrease of 31% versus April 2018.

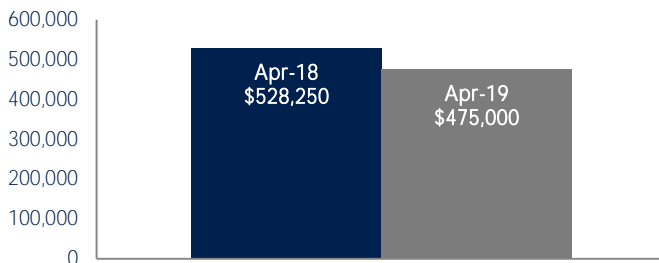
Active Inventory

Versus last year, the total number of homes available this month is lower by 15 units or 6%. The total number of active inventory this April was 255 compared to 270 in April 2018. This month's total of 255 is higher than the previous month's total supply of available inventory of 234, an increase of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Buckingham and New Hope Homes was \$528,250. This April, the median sale price was \$475,000, a decrease of 10% or \$53,250 compared to last year. The current median sold price is 18% lower than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Buckingham and New Hope are defined as properties listed in zip code/s 18902, 18938, 18913, 18928, 18933, 18931 and 18912.

*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.



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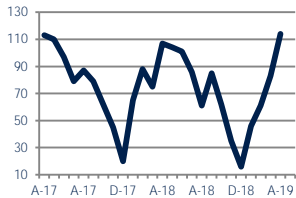
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April 2019

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New Listings

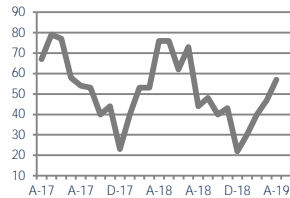
114



Up 7%
Vs. Year Ago

Current Contracts

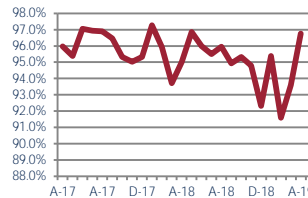
57



Down -25%
Vs. Year Ago

Sold Vs. List Price

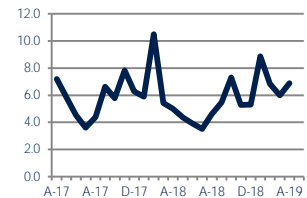
96.8%



Up 1.9%
Vs. Year Ago

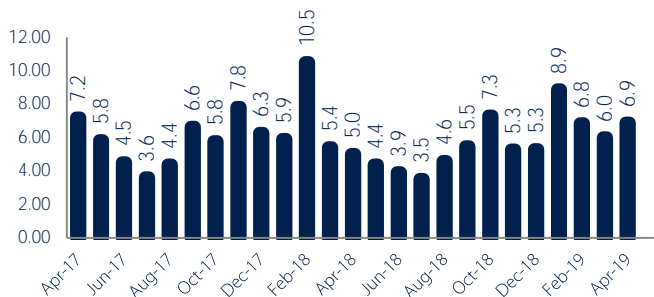
Months of Supply

6.9



Up 38%
Vs. Year Ago

Months Of Supply



Months of Supply

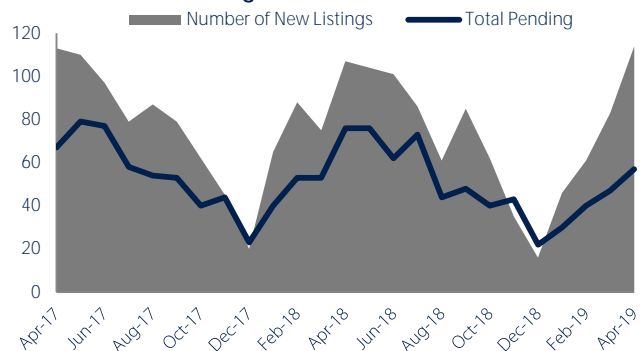
In April, there was 6.9 months of supply available in Buckingham and New Hope, compared to 5.0 in April 2018. That is an increase of 38% versus a year ago.

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.

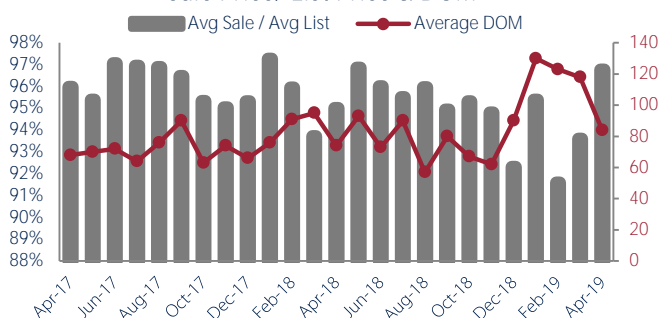
New Listings & Current Contracts

This month there were 114 homes newly listed for sale in Buckingham and New Hope compared to 107 in April 2018, an increase of 7%. There were 57 current contracts pending sale this April compared to 76 a year ago. The number of current contracts is 25% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Buckingham and New Hope was 96.8% of the average list price, which is 1.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 84, higher than the average last year, which was 74, an increase of 14%.



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