



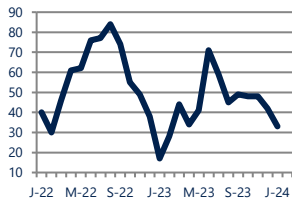
Focus On: Doylestown and Furlong Housing Market

January 2024

Zip Code(s): 18901, 18902 and 18925

Units Sold

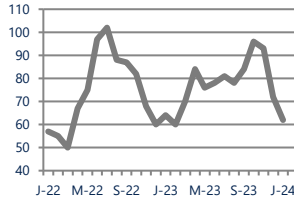
33



Up
Vs. Year Ago

Active Inventory

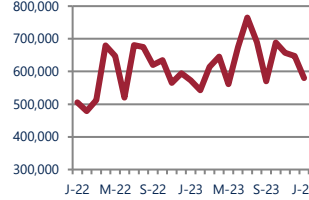
62



Down -3%
Vs. Year Ago

Median Sale Price

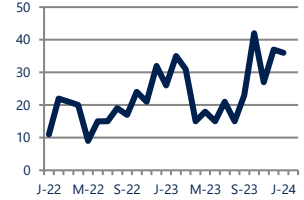
\$579,900



Up 1%
Vs. Year Ago

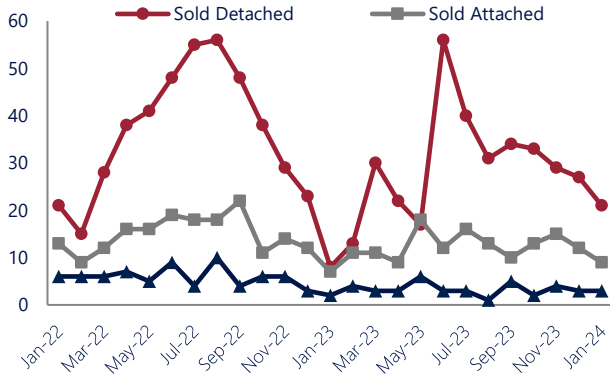
Days On Market

36



Up 38%
Vs. Year Ago

Units Sold*



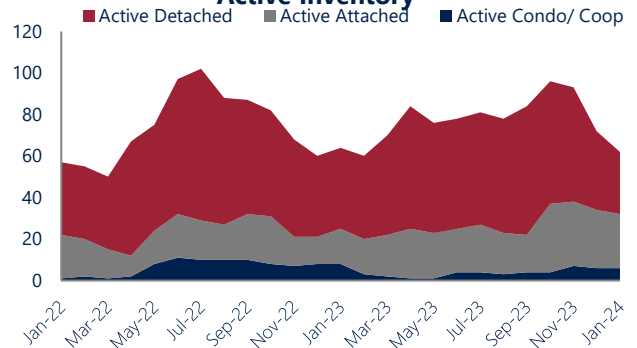
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 33 sold this month in Doylestown and Furlong. This month's total units sold was higher than at this time last year, an increase from January 2023.

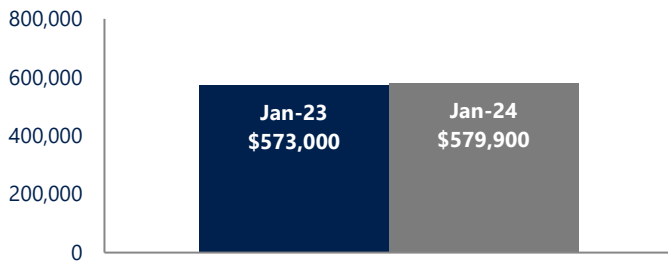
Active Inventory

Versus last year, the total number of homes available this month is lower by 2 units or 3%. The total number of active inventory this January was 62 compared to 64 in January 2023. This month's total of 62 is lower than the previous month's total supply of available inventory of 72, a decrease of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Doylestown and Furlong Homes was \$573,000. This January, the median sale price was \$579,900, an increase of 1% or \$6,900 compared to last year. The current median sold price is 10% lower 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.

Doylestown and Furlong are defined as properties listed in zip code/s 18901, 18902 and 18925.

*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.



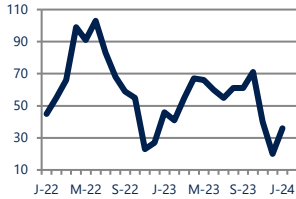
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January 2024

Zip Code(s): 18901, 18902 and 18925

New Listings

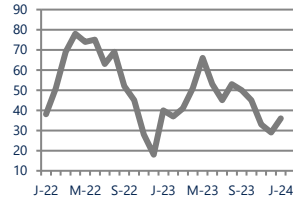
36



Down -22%
Vs. Year Ago

Current Contracts

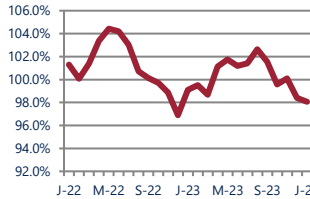
36



Down -10%
Vs. Year Ago

Sold Vs. List Price

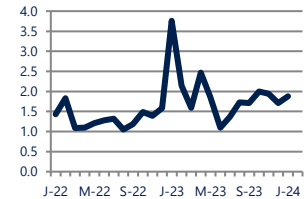
98.1%



Down -1%
Vs. Year Ago

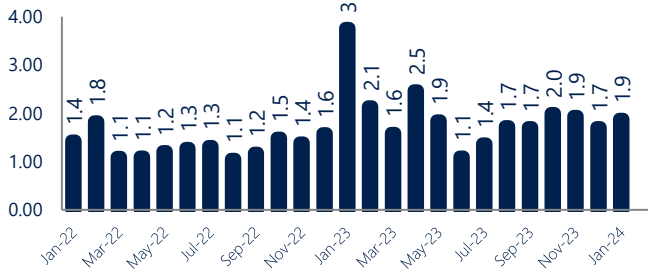
Months of Supply

1.9



Down -50%
Vs. Year Ago

Months Of Supply



Months of Supply

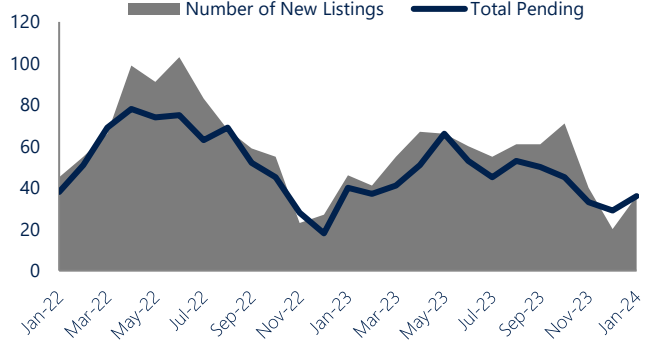
In January, there was 1.9 months of supply available in Doylestown and Furlong, compared to 3.8 in January 2023. That is a decrease of 50% versus a year ago.

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.

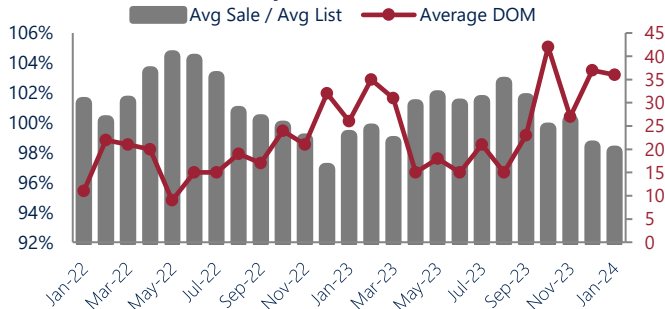
New Listings & Current Contracts

This month there were 36 homes newly listed for sale in Doylestown and Furlong compared to 46 in January 2023, a decrease of 22%. There were 36 current contracts pending sale this January compared to 40 a year ago. The number of current contracts is 10% 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 Doylestown and Furlong was 98.1% of the average list price, which is 1.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 36, higher than the average last year, which was 26, an increase of 38%.

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