



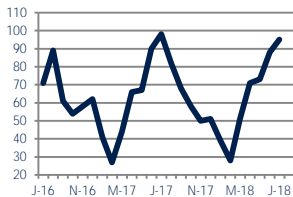
Focus On: Doylestown Housing Market

July 2018

Zip Code(s): 18901, 18902, 18923 and 18916

Units Sold

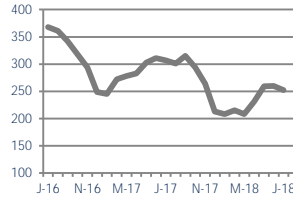
95



Down -3%
Vs. Year Ago

Active Inventory

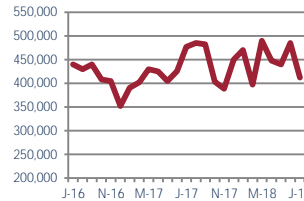
252



Down -18%
Vs. Year Ago

Median Sale Price

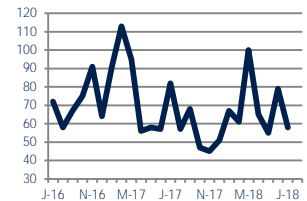
\$412,000



Down -14%
Vs. Year Ago

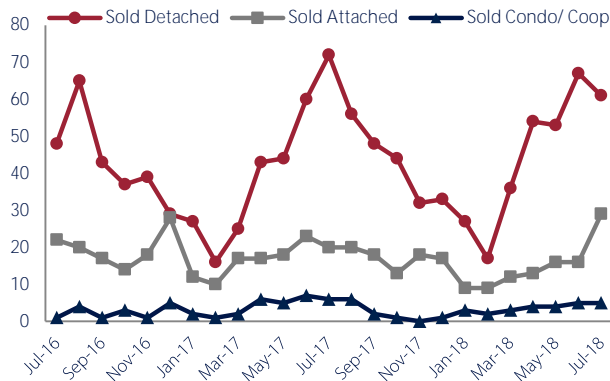
Days On Market

58



Down -29%
Vs. Year Ago

Units Sold*



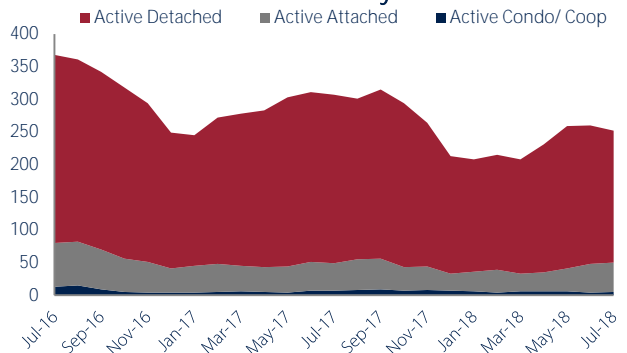
Units Sold

There was an increase in total units sold in July, with 95 sold this month in Doylestown versus 88 last month, an increase of 8%. This month's total units sold was lower than at this time last year, a decrease of 3% versus July 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 55 units or 18%. The total number of active inventory this July was 252 compared to 307 in July 2017. This month's total of 252 is lower than the previous month's total supply of available inventory of 260, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Doylestown Homes was \$476,900. This July, the median sale price was \$412,000, a decrease of 14% or \$64,900 compared to last year. The current median sold price is 15% lower than in June.

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

Doylestown are defined as properties listed in zip code/s 18901, 18902, 18923 and 18916.

*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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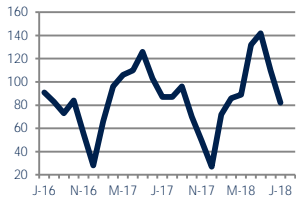
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July 2018

Zip Code(s): 18901, 18902, 18923 and 18916

New Listings

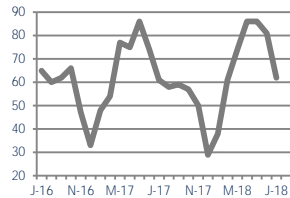
82



Down -6%
Vs. Year Ago

Current Contracts

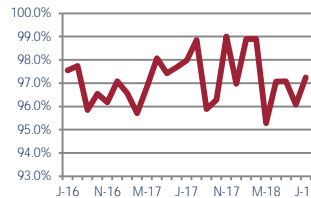
62



Up 2%
Vs. Year Ago

Sold Vs. List Price

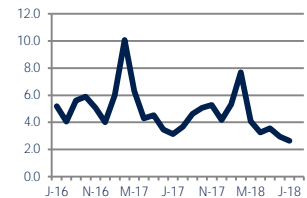
97.3%



Down -0.7%
Vs. Year Ago

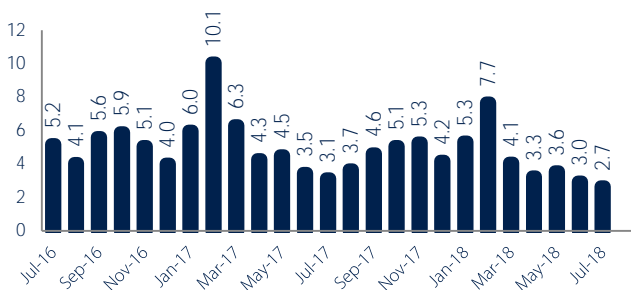
Months of Supply

2.7



Down -15%
Vs. Year Ago

Months Of Supply



Months of Supply

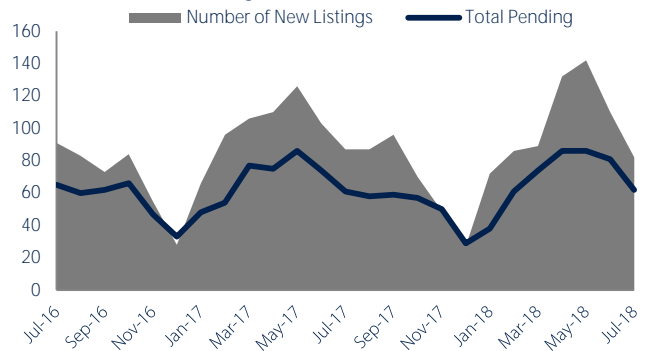
In July, there was 2.7 months of supply available in Doylestown, compared to 3.1 in July 2017. That is a decrease of 15% versus a year ago.

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.

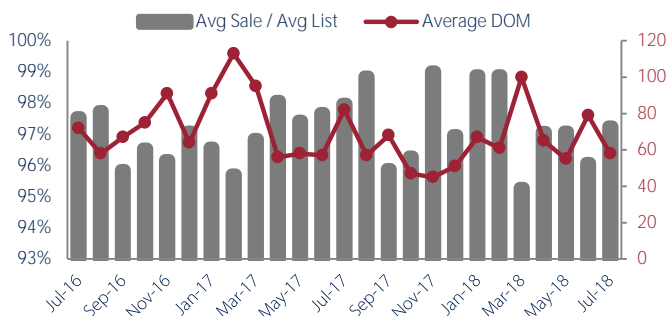
New Listings & Current Contracts

This month there were 82 homes newly listed for sale in Doylestown compared to 87 in July 2017, a decrease of 6%. There were 62 current contracts pending sale this July compared to 61 a year ago. The number of current contracts is 2% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Doylestown was 97.3% of the average list price, which is 0.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 58, lower than the average last year, which was 82, a decrease of 29%.



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