



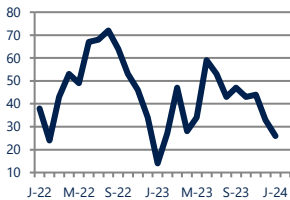
Focus On: Doylestown Housing Market

January 2024

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

Units Sold

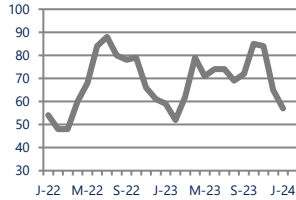
26



Up
Vs. Year Ago

Active Inventory

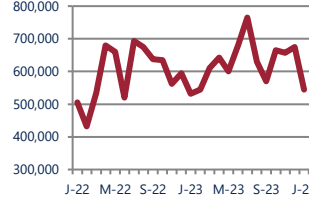
57



Down -3%
Vs. Year Ago

Median Sale Price

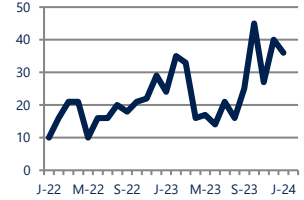
\$545,000



Up 2%
Vs. Year Ago

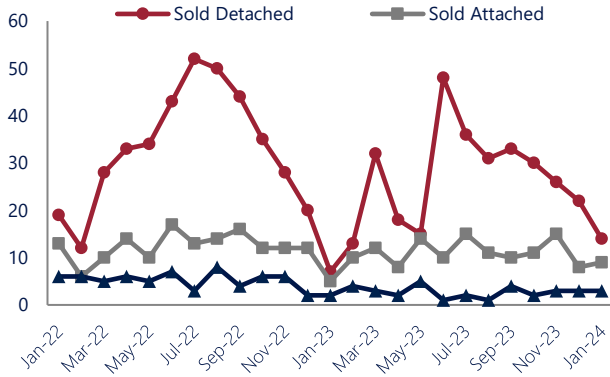
Days On Market

36



Up
Vs. Year Ago

Units Sold*



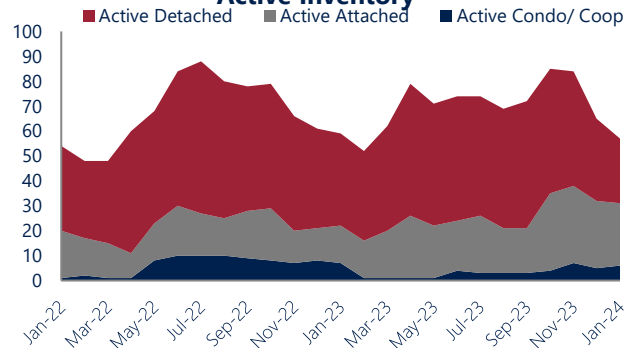
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 26 sold this month in Doylestown. This month's total units sold was higher than at this time last year, an increase from January 2023.

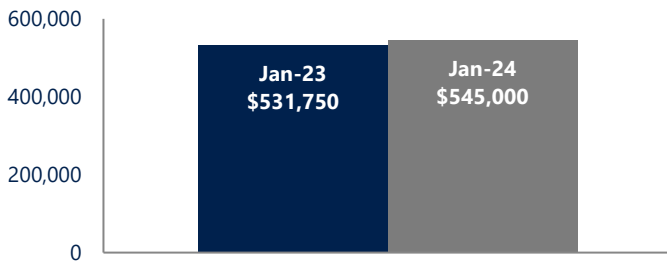
Active Inventory

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 57 compared to 59 in January 2023. This month's total of 57 is lower than the previous month's total supply of available inventory of 65, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Doylestown Homes was \$531,750. This January, the median sale price was \$545,000, an increase of 2% or \$13,250 compared to last year. The current median sold price is 19% 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 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 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.



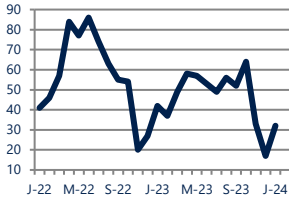
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January 2024

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

New Listings

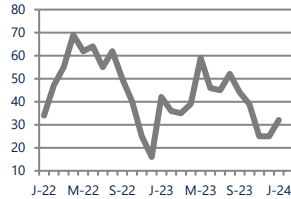
32



Down -24%
Vs. Year Ago

Current Contracts

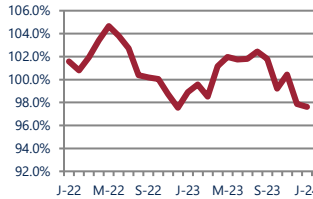
32



Down -24%
Vs. Year Ago

Sold Vs. List Price

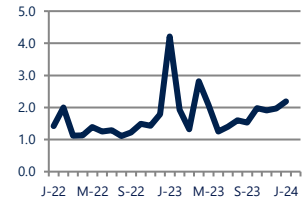
97.6%



Down -1.3%
Vs. Year Ago

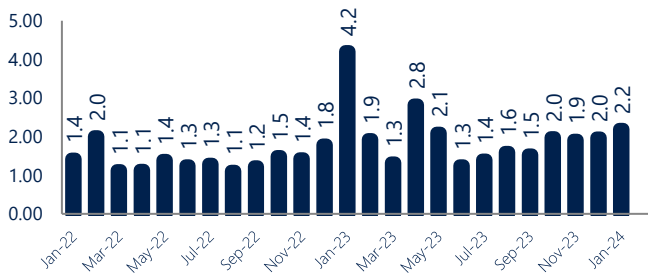
Months of Supply

2.2



Down -48%
Vs. Year Ago

Months Of Supply



Months of Supply

In January, there was 2.2 months of supply available in Doylestown, compared to 4.2 in January 2023. That is a decrease of 48% versus a year ago.

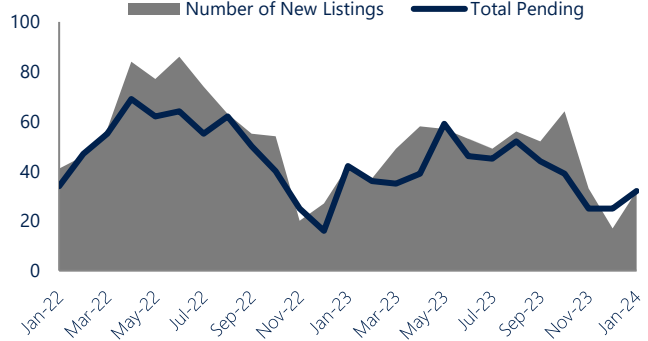
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

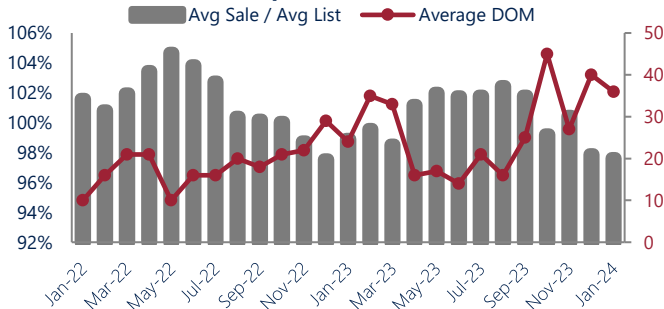
This month there were 32 homes newly listed for sale in Doylestown compared to 42 in January 2023, a decrease of 24%.

There were 32 current contracts pending sale this January compared to 42 a year ago. The number of current contracts is 24% 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 was 97.6% of the average list price, which is 1.3% 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 24. This increase was impacted by the limited number of sales.

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