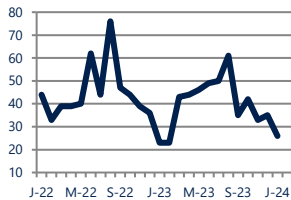




Zip Code(s): 19047 and 19053

Units Sold

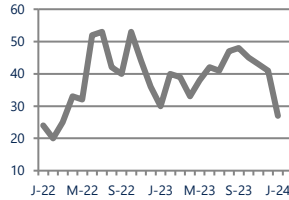
26



Up 13%
Vs. Year Ago

Active Inventory

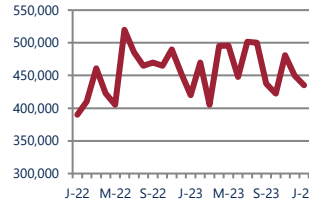
27



Down -10%
Vs. Year Ago

Median Sale Price

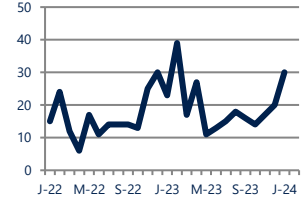
\$435,000



Up 4%
Vs. Year Ago

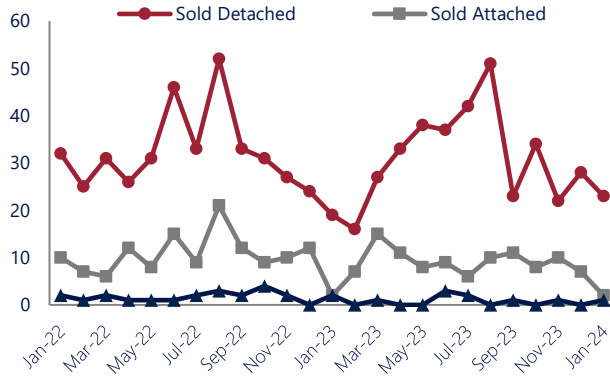
Days On Market

30



Up 30%
Vs. Year Ago

Units Sold*



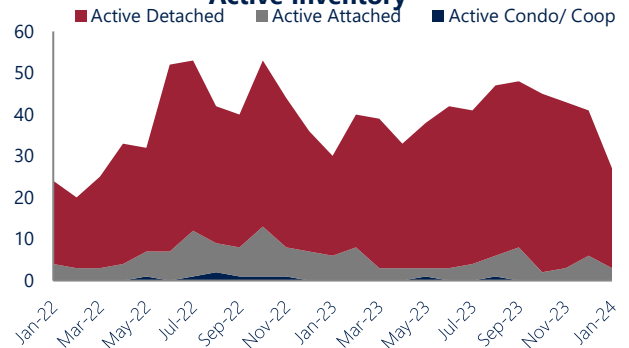
Units Sold

There was a decrease in total units sold in January, with 26 sold this month in Langhorne, Feasterville, and Feasterville Trevoe versus 35 last month, a decrease of 26%. This month's total units sold was higher than at this time last year, an increase of 13% versus January 2023.

Active Inventory

Versus last year, the total number of homes available this month is lower by 3 units or 10%. The total number of active inventory this January was 27 compared to 30 in January 2023. This month's total of 27 is lower than the previous month's total supply of available inventory of 41, a decrease of 34%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Langhorne, Feasterville, and Feasterville Trevoe Homes was \$419,999. This January, the median sale price was \$435,000, an increase of 4% or \$15,001 compared to last year. The current median sold price is 3% 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.

Langhorne, Feasterville, and Feasterville Trevoe are defined as properties listed in zip code/s 19047 and 19053.

*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.

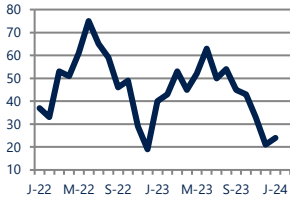
Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.



Zip Code(s): 19047 and 19053

New Listings

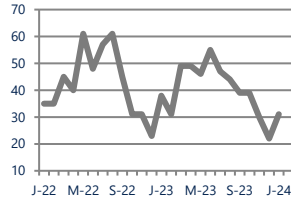
24



Down -40%
Vs. Year Ago

Current Contracts

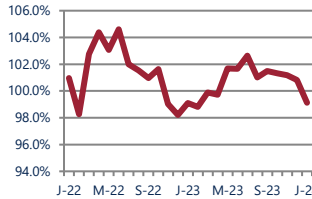
31



Down -18%
Vs. Year Ago

Sold Vs. List Price

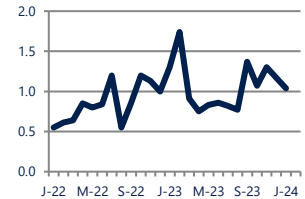
99.1%



No Change
Vs. Year Ago

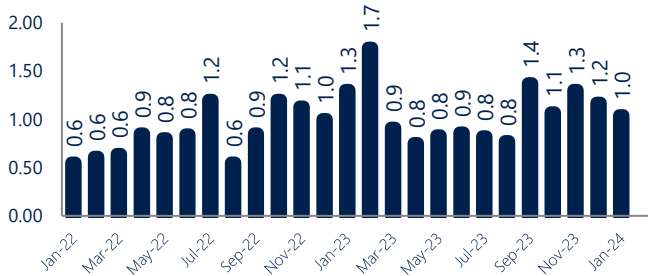
Months of Supply

1.0



Down -20%
Vs. Year Ago

Months Of Supply



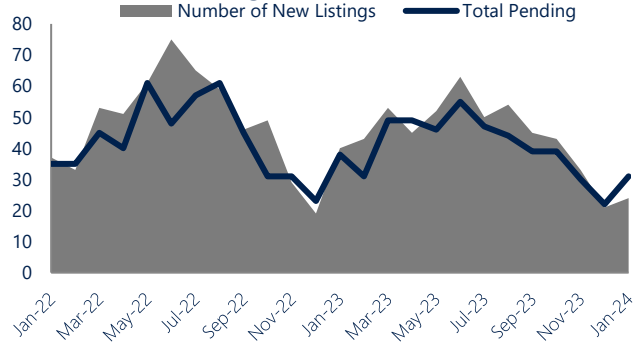
Months of Supply

In January, there was 1.0 months of supply available in Langhorne, Feasterville, and Feasterville Trevoe, compared to 1.3 in January 2023. That is a decrease of 20% 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.

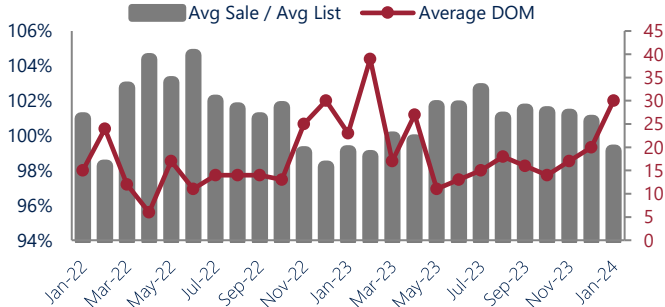
New Listings & Current Contracts

This month there were 24 homes newly listed for sale in Langhorne, Feasterville, and Feasterville Trevoe compared to 40 in January 2023, a decrease of 40%. There were 31 current contracts pending sale this January compared to 38 a year ago. The number of current contracts is 18% 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 Langhorne, Feasterville, and Feasterville Trevoe was 99.1% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 30, higher than the average last year, which was 23, an increase of 30%.

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