

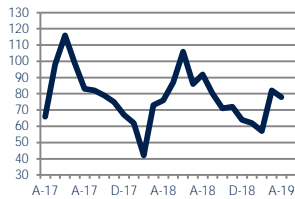
Focus On: Levittown and Fairless Hills Housing Market

April 2019

Zip Code(s): 19057, 19055, 19054, 19056 and 19030

Units Sold

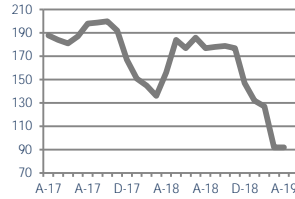
78



Up 3%
Vs. Year Ago

Active Inventory

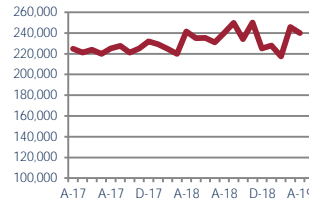
92



Down -41%
Vs. Year Ago

Median Sale Price

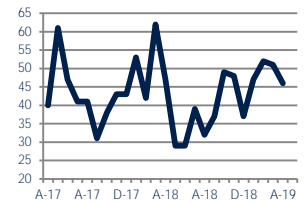
\$239,950



Down -1%
Vs. Year Ago

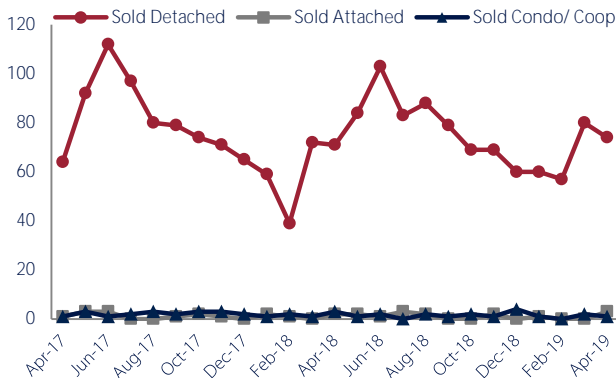
Days On Market

46



Down -2%
Vs. Year Ago

Units Sold*



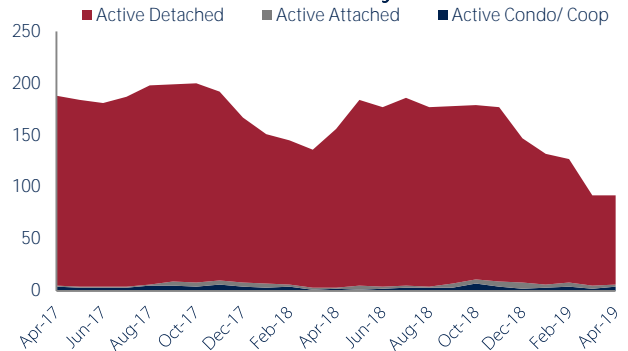
Units Sold

There was a decrease in total units sold in April, with 78 sold this month in Levittown and Fairless Hills versus 82 last month, a decrease of 5%. This month's total units sold was higher than at this time last year, an increase of 3% versus April 2018.

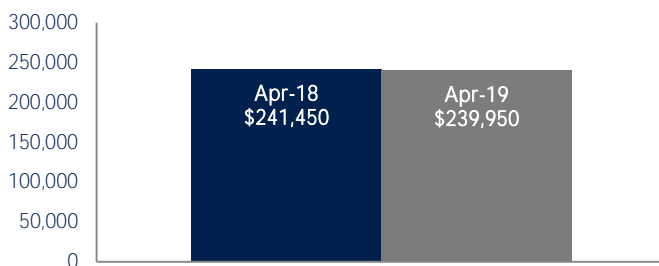
Active Inventory

Versus last year, the total number of homes available this month is lower by 64 units or 41%. The total number of active inventory this April was 92 compared to 156 in April 2018. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Levittown and Fairless Hills Homes was \$241,450. This April, the median sale price was \$239,950, a decrease of 1% or \$1,500 compared to last year. The current median sold price is 2% 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.

Levittown and Fairless Hills are defined as properties listed in zip code/s 19057, 19055, 19054, 19056 and 19030.

*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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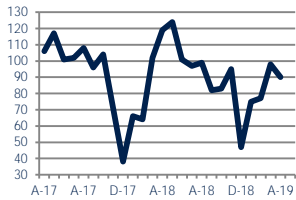
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April 2019

Zip Code(s): 19057, 19055, 19054, 19056 and 19030

New Listings

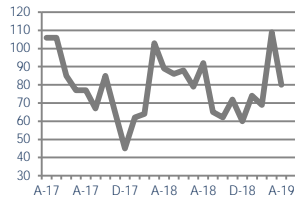
90



Down -24%
Vs. Year Ago

Current Contracts

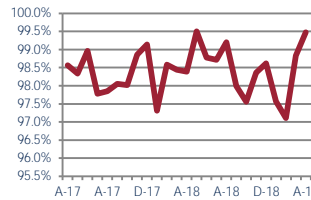
80



Down -10%
Vs. Year Ago

Sold Vs. List Price

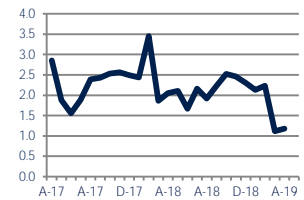
99.5%



Up 1.1%
Vs. Year Ago

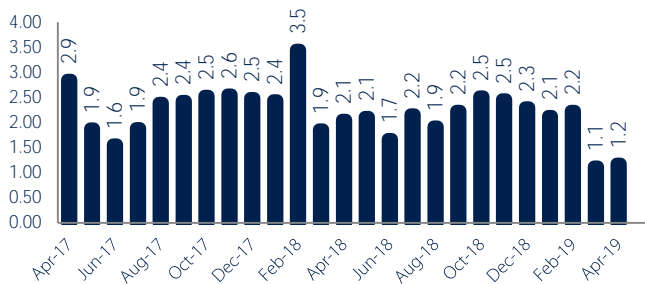
Months of Supply

1.2



Down -42%
Vs. Year Ago

Months Of Supply



Months of Supply

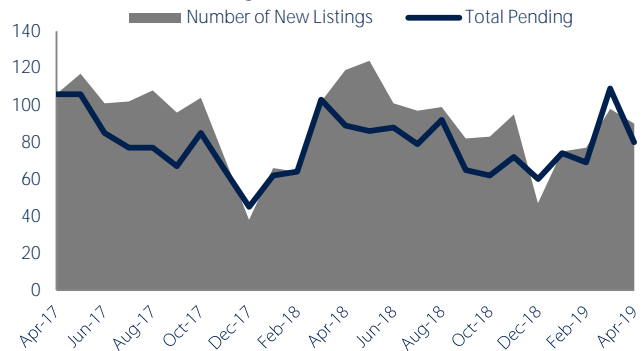
In April, there was 1.2 months of supply available in Levittown and Fairless Hills, compared to 2.1 in April 2018. That is a decrease of 43% versus a year ago.

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.

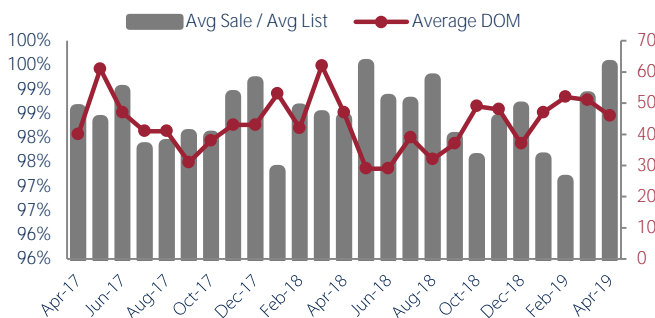
New Listings & Current Contracts

This month there were 90 homes newly listed for sale in Levittown and Fairless Hills compared to 119 in April 2018, a decrease of 24%. There were 80 current contracts pending sale this April compared to 89 a year ago. The number of current contracts is 10% 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 Levittown and Fairless Hills was 99.5% of the average list price, which is 1.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 46, lower than the average last year, which was 47, a decrease of 2%.



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