

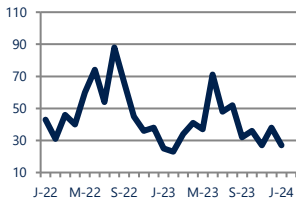


Focus On: Morrisville and Yardley Housing Market

January 2024

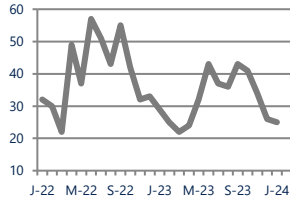
Zip Code(s): 19067

Units Sold
27



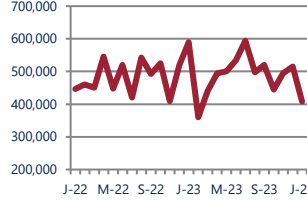
Up 8%
 Vs. Year Ago

Active Inventory
25



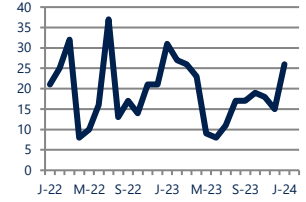
Down -14%
 Vs. Year Ago

Median Sale Price
\$408,000



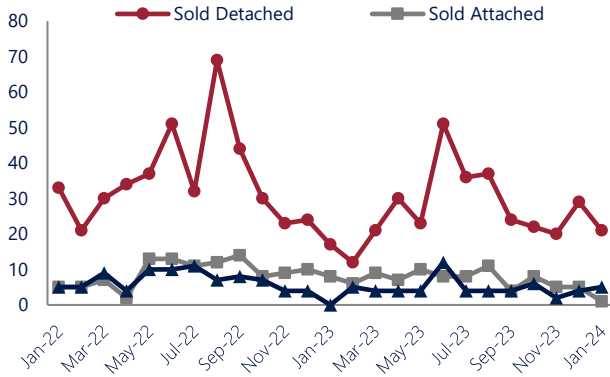
Down
 Vs. Year Ago

Days On Market
26



Down -16%
 Vs. Year Ago

Units Sold*



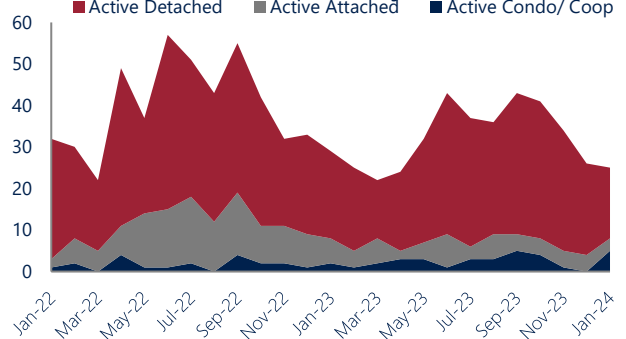
Units Sold

There was a decrease in total units sold in January, with 27 sold this month in Morrisville and Yardley versus 38 last month, a decrease of 29%. This month's total units sold was higher than at this time last year, an increase of 8% versus January 2023.

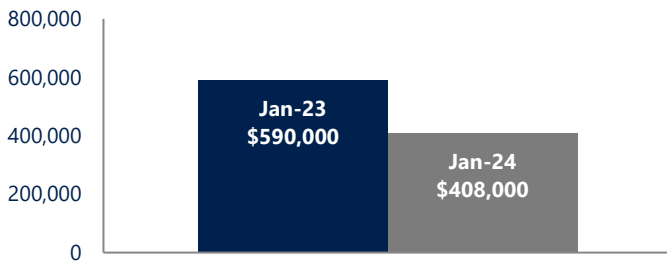
Active Inventory

Versus last year, the total number of homes available this month is lower by 4 units or 14%. The total number of active inventory this January was 25 compared to 29 in January 2023. This month's total of 25 is lower than the previous month's total supply of available inventory of 26, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last January, the median sale price for Morrisville and Yardley Homes was \$590,000. This January, the median sale price was \$408,000, a decrease of \$182,000 compared to last year. The current median sold price is 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.

Morrisville and Yardley are defined as properties listed in zip code/s 19067.

*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.



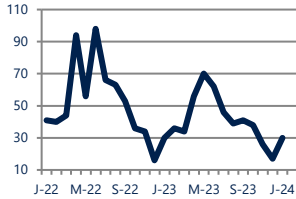
Focus On: Morrisville and Yardley Housing Market

January 2024

Zip Code(s): 19067

New Listings

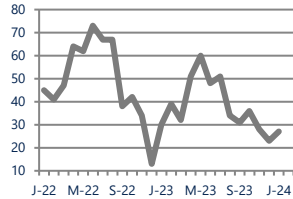
30



No Change
Vs. Year Ago

Current Contracts

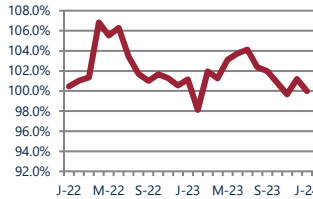
27



Down -10%
Vs. Year Ago

Sold Vs. List Price

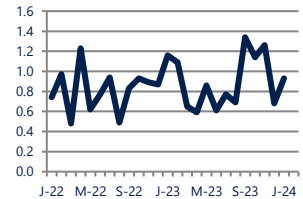
100.0%



Down -1.2%
Vs. Year Ago

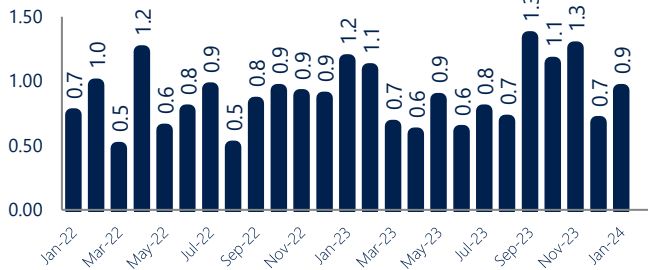
Months of Supply

0.9



Down -20%
Vs. Year Ago

Months Of Supply



Months of Supply

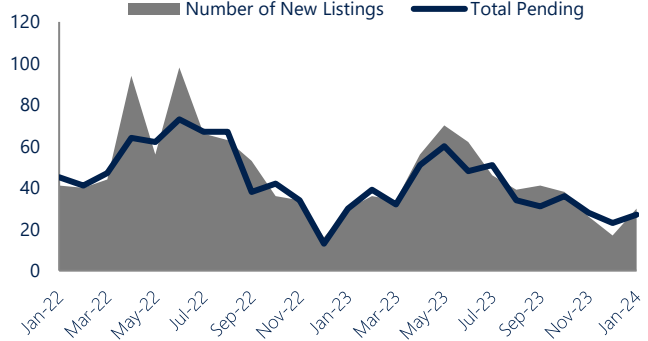
In January, there was 0.9 months of supply available in Morrisville and Yardley, compared to 1.2 in January 2023. That is a decrease of 20% versus a year ago.

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.

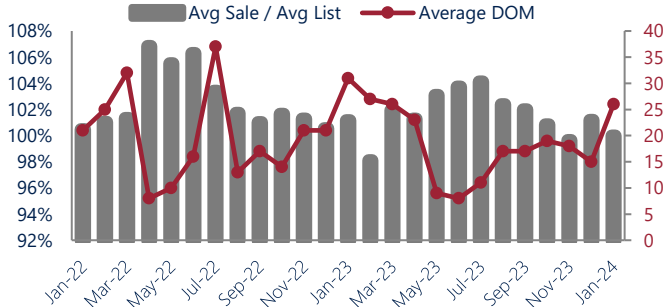
New Listings & Current Contracts

This month there were 30 homes newly listed for sale in Morrisville and Yardley, which is similar to the amount in January 2023. There were 27 current contracts pending sale this January compared to 30 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 Morrisville and Yardley was 100.0% of the average list price, which is 1.2% lower than at this time last year.

Days On Market

This month, the average number of days on market was 26, lower than the average last year, which was 31, a decrease of 16%.

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