



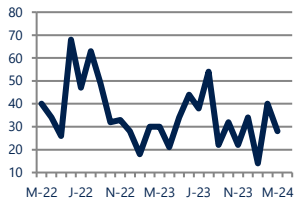
## Focus On: Newtown and Washington Crossing Housing Market

March 2024

Zip Code(s): 18940, 18977, 18980, 18934, 18946 and 18956

### Units Sold

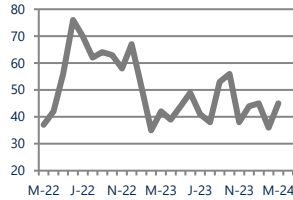
28



Down -7%  
Vs. Year Ago

### Active Inventory

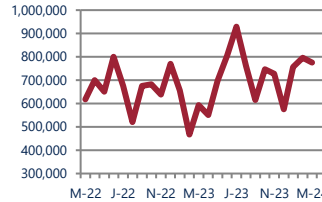
45



Up 7%  
Vs. Year Ago

### Median Sale Price

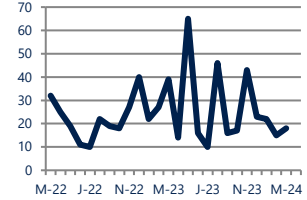
\$775,000



Up  
Vs. Year Ago

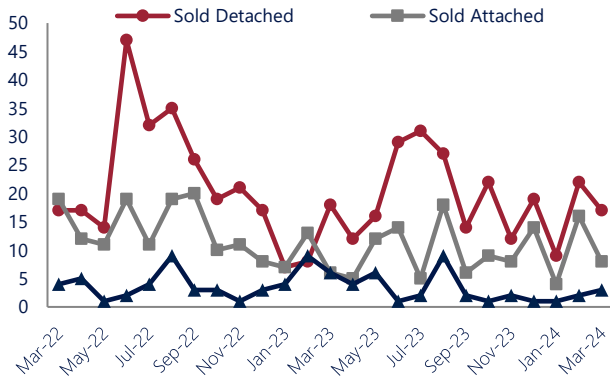
### Days On Market

18



Down  
Vs. Year Ago

### Units Sold\*



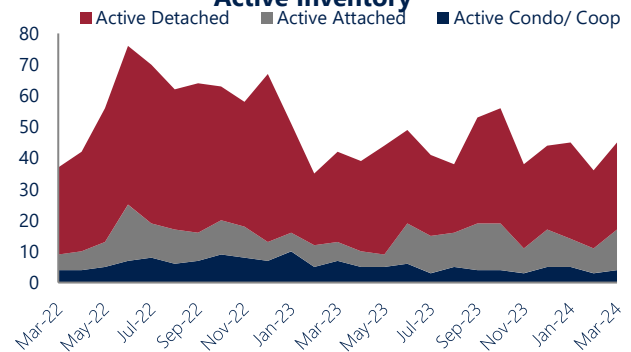
### Units Sold

There was a decrease in total units sold in March, with 28 sold this month in Newtown and Washington Crossing versus 40 last month, a decrease of 30%. This month's total units sold was lower than at this time last year, a decrease of 7% versus March 2023.

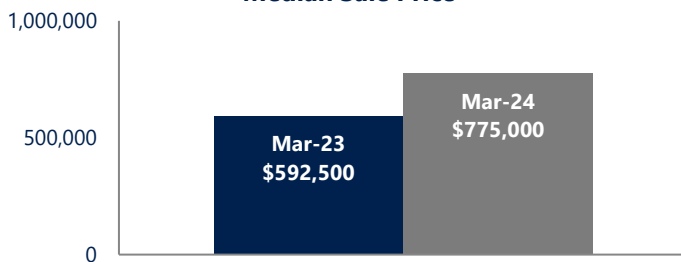
### Active Inventory

Versus last year, the total number of homes available this month is higher by 3 units or 7%. The total number of active inventory this March was 45 compared to 42 in March 2023. This month's total of 45 is higher than the previous month's total supply of available inventory of 36, an increase of 25%.

### 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 March, the median sale price for Newtown and Washington Crossing Homes was \$592,500. This March, the median sale price was \$775,000, an increase of \$182,500 compared to last year. The current median sold price is lower than in February. Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Newtown and Washington Crossing are defined as properties listed in zip code/s 18940, 18977, 18980, 18934, 18946 and 18956.

\*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.



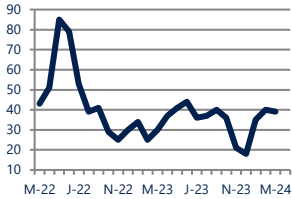
## Focus On: Newtown and Washington Crossing Housing Market

March 2024

Zip Code(s): 18940, 18977, 18980, 18934, 18946 and 18956

### New Listings

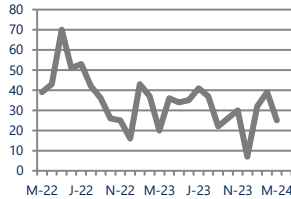
39



**Up 30%**  
Vs. Year Ago

### Current Contracts

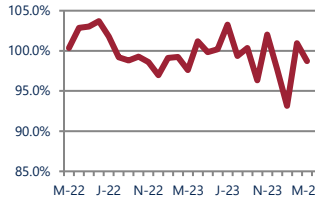
25



**Up 25%**  
Vs. Year Ago

### Sold Vs. List Price

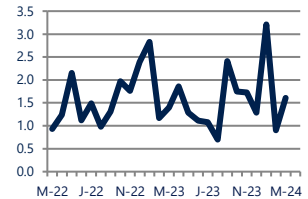
98.7%



**Up 1.1%**  
Vs. Year Ago

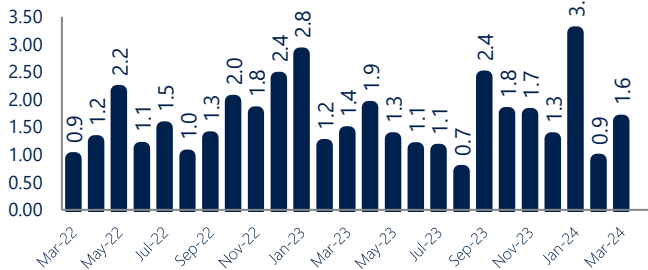
### Months of Supply

1.6



**Up 15%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

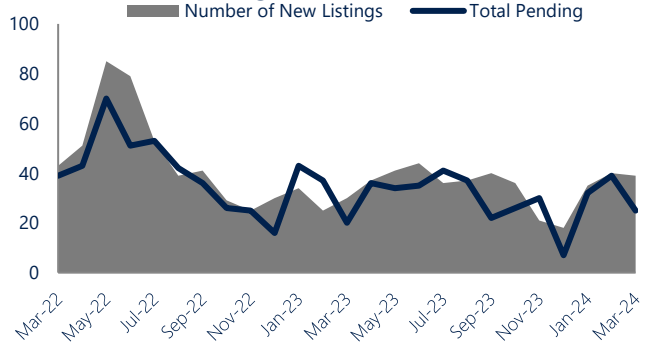
In March, there was 1.6 months of supply available in Newtown and Washington Crossing, compared to 1.4 in March 2023. That is an increase of 15% versus a year ago.

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.

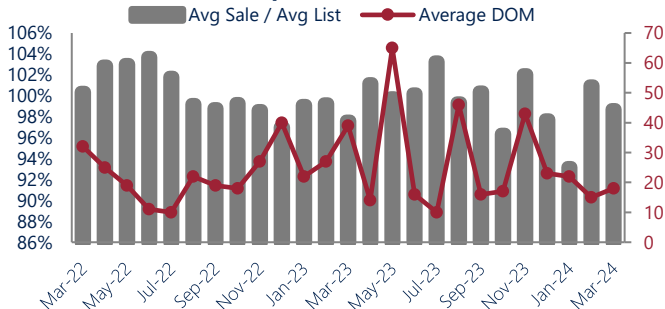
### New Listings & Current Contracts

This month there were 39 homes newly listed for sale in Newtown and Washington Crossing compared to 30 in March 2023, an increase of 30%. There were 25 current contracts pending sale this March compared to 20 a year ago. The number of current contracts is 25% higher than last March.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In March, the average sale price in Newtown and Washington Crossing was 98.7% 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 18, lower than the average last year, which was 39. This decrease was impacted by the limited number of sales.

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