



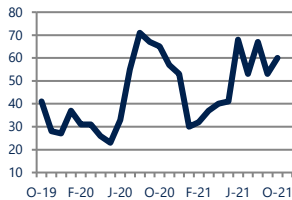
**Focus On: Newtown and Washington Crossing Housing Market**

October 2021

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

**Units Sold**

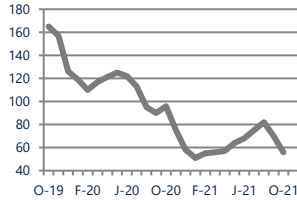
60



**Down -8%**  
Vs. Year Ago

**Active Inventory**

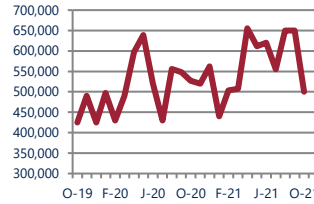
56



**Down -42%**  
Vs. Year Ago

**Median Sale Price**

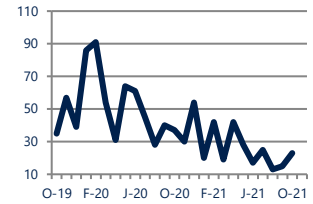
\$500,000



**Down -5%**  
Vs. Year Ago

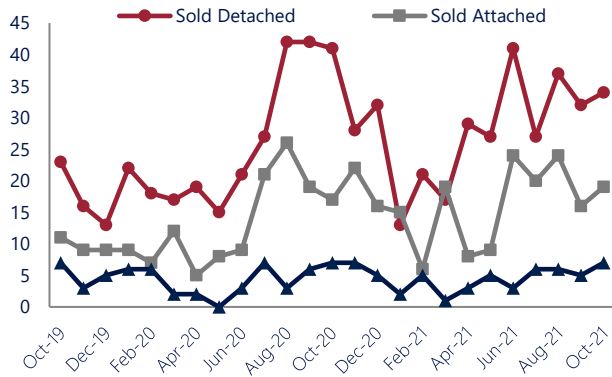
**Days On Market**

23



**Down -38%**  
Vs. Year Ago

**Units Sold\***



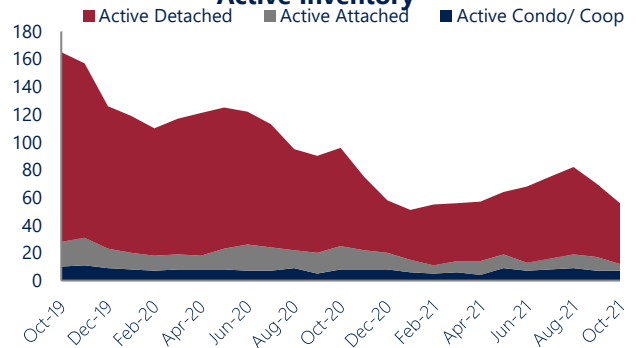
**Units Sold**

There was an increase in total units sold in October, with 60 sold this month in Newtown and Washington Crossing versus 53 last month, an increase of 13%. This month's total units sold was lower than at this time last year, a decrease of 8% versus October 2020.

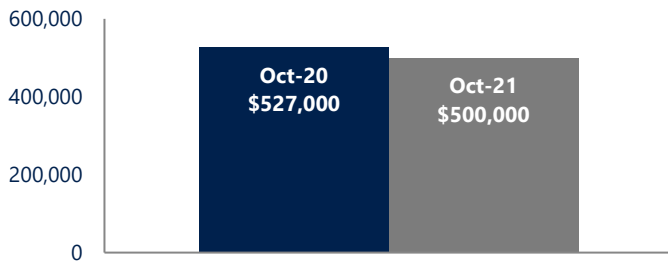
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 40 units or 42%. The total number of active inventory this October was 56 compared to 96 in October 2020. This month's total of 56 is lower than the previous month's total supply of available inventory of 70, a decrease of 20%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last October, the median sale price for Newtown and Washington Crossing Homes was \$527,000. This October, the median sale price was \$500,000, a decrease of 5% or \$27,000 compared to last year. The current median sold price is 23% lower than in September.

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.

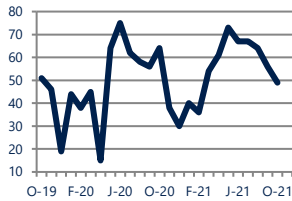




Zip Code(s): 18940, 18977, 18980, 18934, 18946 and 18956

### New Listings

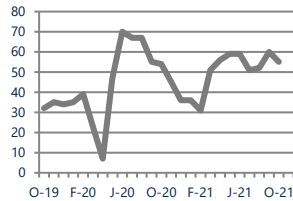
49



Down -23%  
Vs. Year Ago

### Current Contracts

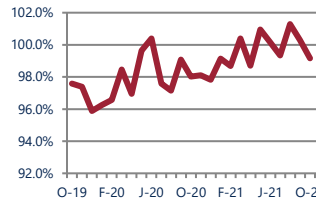
55



Up 2%  
Vs. Year Ago

### Sold Vs. List Price

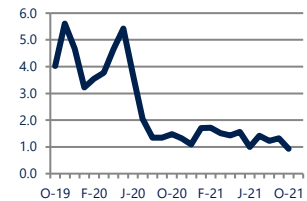
99.2%



Up 1.2%  
Vs. Year Ago

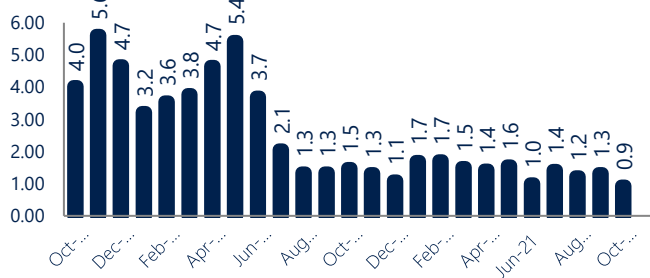
### Months of Supply

0.9



Down -37%  
Vs. Year Ago

### Months of Supply



### New Listings & Current Contracts

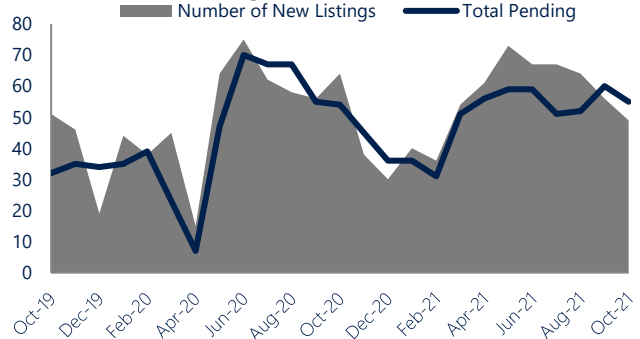
This month there were 49 homes newly listed for sale in Newtown and Washington Crossing compared to 64 in October 2020, a decrease of 23%. There were 55 current contracts pending sale this October compared to 54 a year ago. The number of current contracts is 2% higher than last October.

### Months of Supply

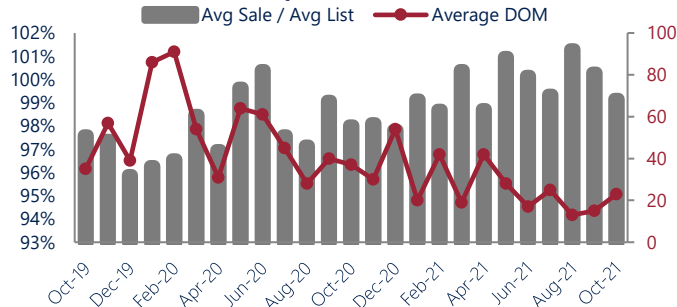
In October, there was 0.9 months of supply available in Newtown and Washington Crossing, compared to 1.5 in October 2020. That is a decrease of 37% versus a year ago.

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



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In October, the average sale price in Newtown and Washington Crossing was 99.2% 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 23, lower than the average last year, which was 37, a decrease of 38%.

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