

# THE LONG & FOSTER MARKET MINUTE™

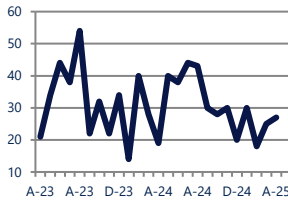
FOCUS ON: **NEWTOWN AND WASHINGTON CROSSING HOUSING MARKET**

APRIL 2025

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

## Units Sold

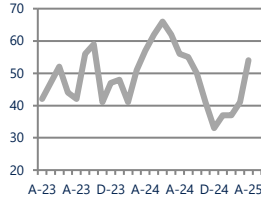
27



**Up**  
Vs. Year Ago

## Active Inventory

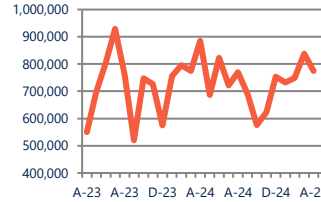
54



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

## Median Sale Price

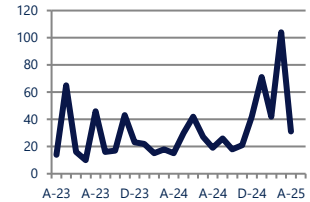
\$775,000



**Down -12%**  
Vs. Year Ago

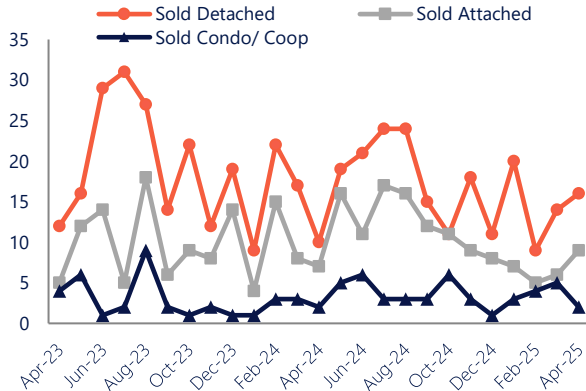
## Days On Market

31



**Up**  
Vs. Year Ago

### Units Sold\*



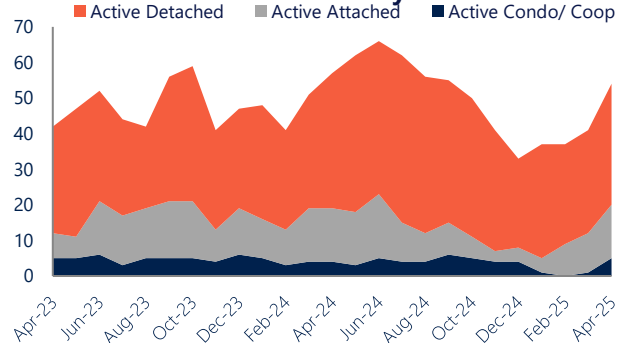
## Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 27 sold this month in Newtown and Washington Crossing. This month's total units sold was higher than at this time last year, an increase from April 2024.

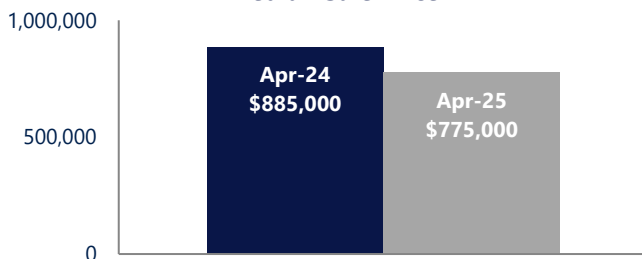
## Active Inventory

Versus last year, the total number of homes available this month is lower by 3 units or 5%. The total number of active inventory this April was 54 compared to 57 in April 2024. This month's total of 54 is higher than the previous month's total supply of available inventory of 41, an increase of 32%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Newtown and Washington Crossing Homes was \$885,000. This April, the median sale price was \$775,000, a decrease of 12% or \$110,000 compared to last year. The current median sold price is 8% 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.

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.

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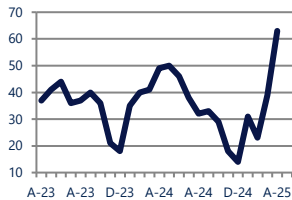
FOCUS ON: **NEWTOWN AND WASHINGTON CROSSING HOUSING MARKET**

APRIL 2025

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## New Listings

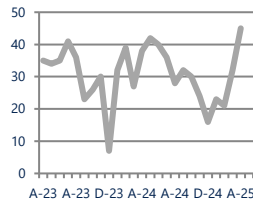
63



Up 29%  
Vs. Year Ago

## Current Contracts

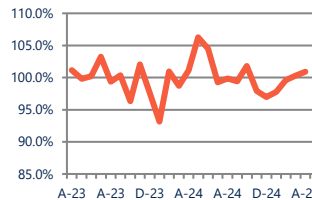
45



Up 18%  
Vs. Year Ago

## Sold Vs. List Price

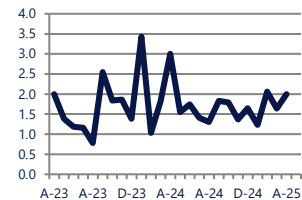
100.9%



No Change  
Vs. Year Ago

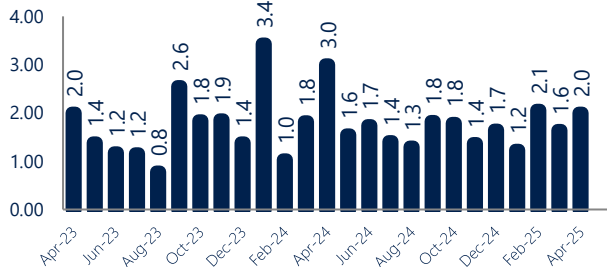
## Months of Supply

2.0



Down -33%  
Vs. Year Ago

## Months Of Supply



## Months of Supply

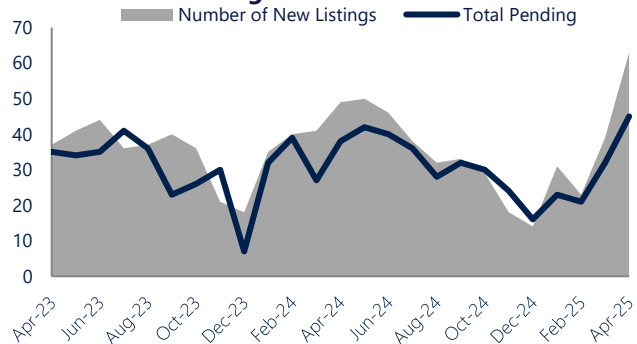
In April, there was 2.0 months of supply available in Newtown and Washington Crossing, compared to 3.0 in April 2024. That is a decrease of 33% versus a year ago.

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.

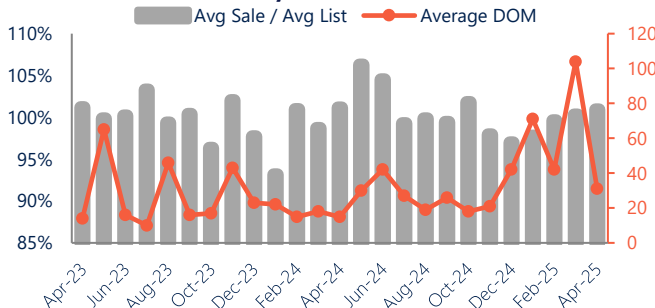
## New Listings & Current Contracts

This month there were 63 homes newly listed for sale in Newtown and Washington Crossing compared to 49 in April 2024, an increase of 29%. There were 45 current contracts pending sale this April compared to 38 a year ago. The number of current contracts is 18% higher 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 Newtown and Washington Crossing was 100.9% 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 31, higher than the average last year, which was 15. This increase was impacted by the limited number of sales.

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