

Focus On: Perkasio and Sellersville Housing Market

January 2019

Zip Code(s): 18960, 18944, 18962, 18911, 18927 and 18917

Units Sold

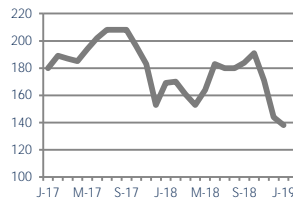
28



Up
Vs. Year Ago

Active Inventory

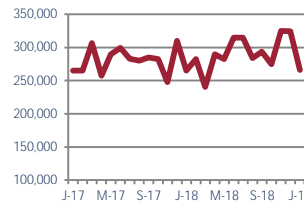
138



Down -18%
Vs. Year Ago

Median Sale Price

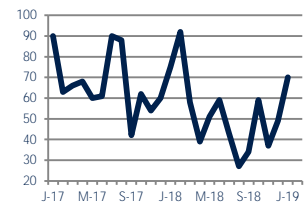
\$266,200



No Change
Vs. Year Ago

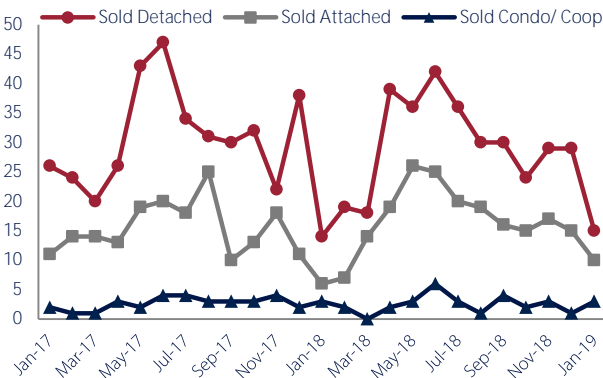
Days On Market

70



Down -7%
Vs. Year Ago

Units Sold*



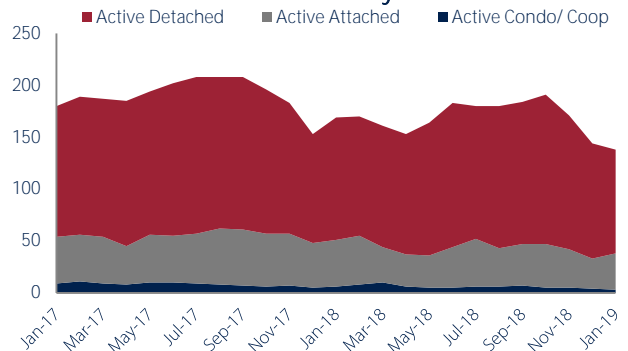
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 28 sold this month in Perkasio and Sellersville. This month's total units sold was higher than at this time last year, an increase from January 2018.

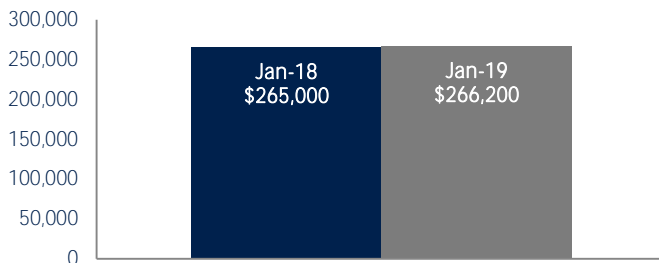
Active Inventory

Versus last year, the total number of homes available this month is lower by 31 units or 18%. The total number of active inventory this January was 138 compared to 169 in January 2018. This month's total of 138 is lower than the previous month's total supply of available inventory of 144, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Perkasio and Sellersville Homes was \$265,000. This January, the median sale price was \$266,200, which is similar compared to a year ago. The current median sold price is 18% higher 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.

Perkasio and Sellersville are defined as properties listed in zip code/s 18960, 18944, 18962, 18911, 18927 and 18917.

*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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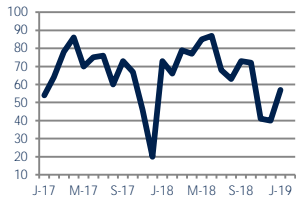
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New Listings

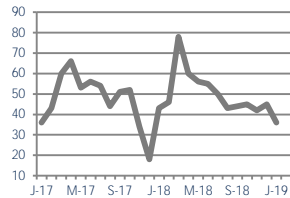
57



Down -22%
Vs. Year Ago

Current Contracts

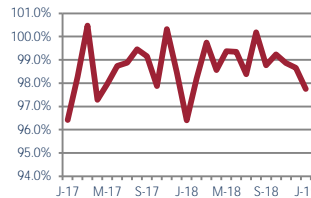
36



Down -16%
Vs. Year Ago

Sold Vs. List Price

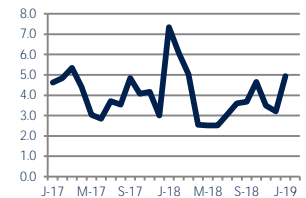
97.8%



Up 1.4%
Vs. Year Ago

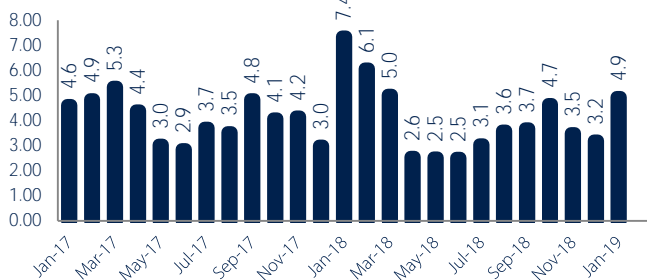
Months of Supply

4.9



Down -33%
Vs. Year Ago

Months Of Supply



Months of Supply

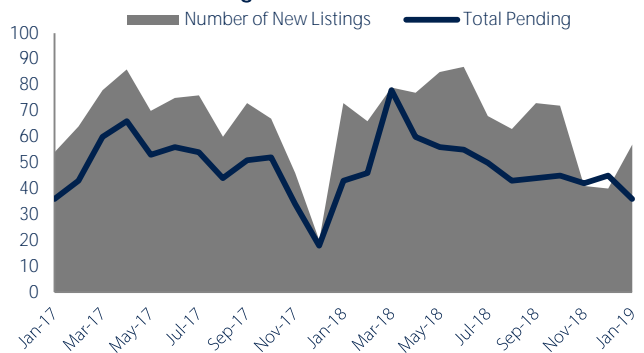
In January, there was 4.9 months of supply available in Perkasio and Sellersville, compared to 7.3 in January 2018. That is a decrease of 33% versus a year ago.

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.

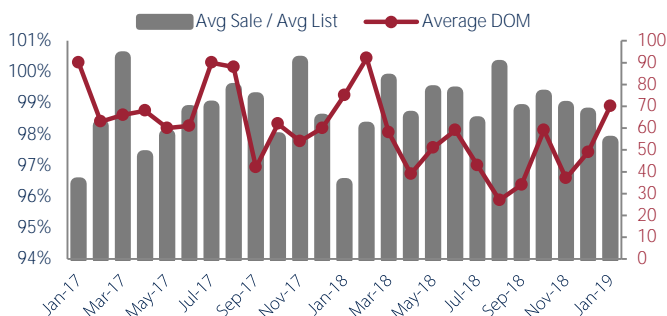
New Listings & Current Contracts

This month there were 57 homes newly listed for sale in Perkasio and Sellersville compared to 73 in January 2018, a decrease of 22%. There were 36 current contracts pending sale this January compared to 43 a year ago. The number of current contracts is 16% 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 Perkasio and Sellersville was 97.8% of the average list price, which is 1.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 70, lower than the average last year, which was 75, a decrease of 7%.



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