



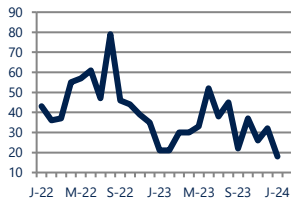
Focus On: Perkasio and Sellersville Housing Market

January 2024

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

Units Sold

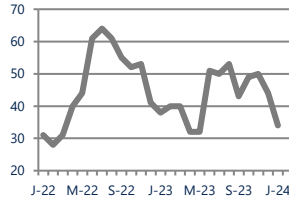
18



Down
Vs. Year Ago

Active Inventory

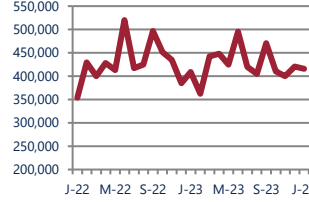
34



Down -11%
Vs. Year Ago

Median Sale Price

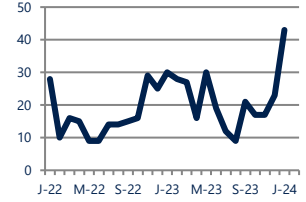
\$415,950



Up 2%
Vs. Year Ago

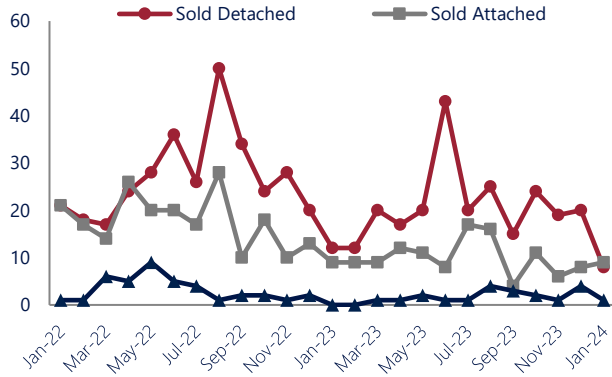
Days On Market

43



Up 43%
Vs. Year Ago

Units Sold*



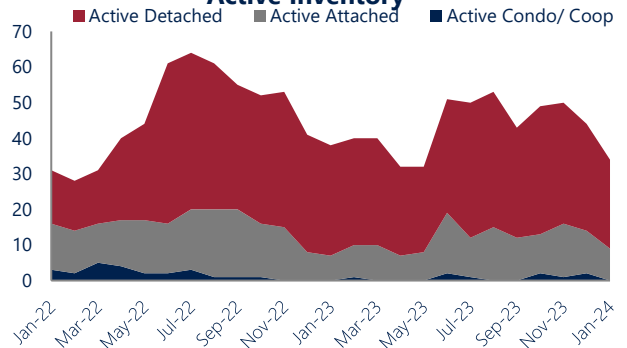
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 18 sold this month in Perkasio and Sellersville. This month's total units sold was lower than at this time last year, a decrease from January 2023.

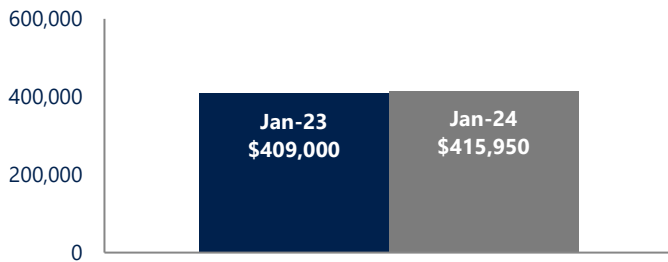
Active Inventory

Versus last year, the total number of homes available this month is lower by 4 units or 11%. The total number of active inventory this January was 34 compared to 38 in January 2023. This month's total of 34 is lower than the previous month's total supply of available inventory of 44, a decrease of 23%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Perkasio and Sellersville Homes was \$409,000. This January, the median sale price was \$415,950, an increase of 2% or \$6,950 compared to last year. The current median sold price is 1% 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.

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.



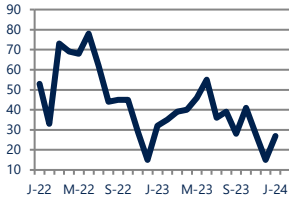
Focus On: Perkasio and Sellersville Housing Market

January 2024

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

New Listings

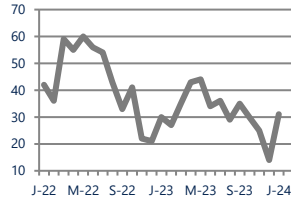
27



Down -16%
Vs. Year Ago

Current Contracts

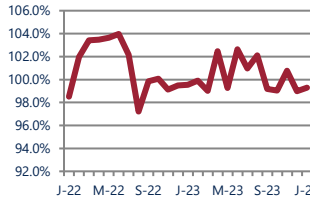
31



Up 3%
Vs. Year Ago

Sold Vs. List Price

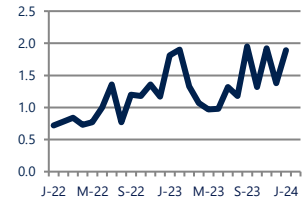
99.3%



No Change
Vs. Year Ago

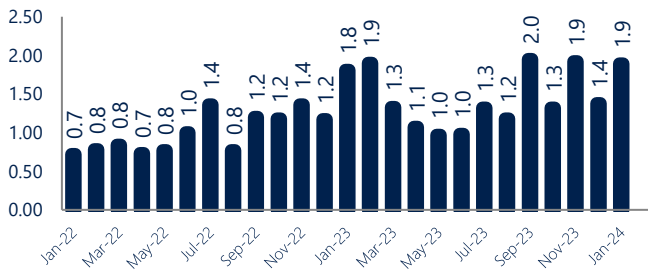
Months of Supply

1.9



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

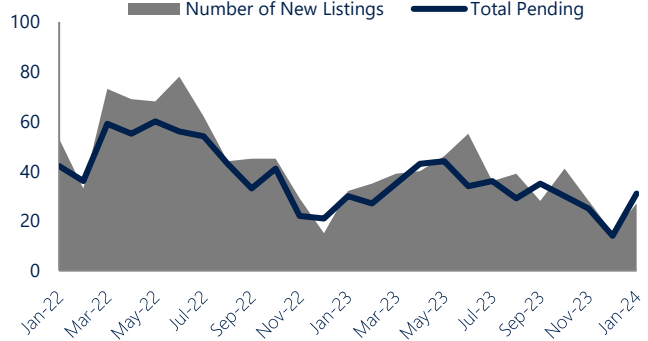
In January, there was 1.9 months of supply available in Perkasio and Sellersville. The amount of supply is similar compared to a year ago.

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.

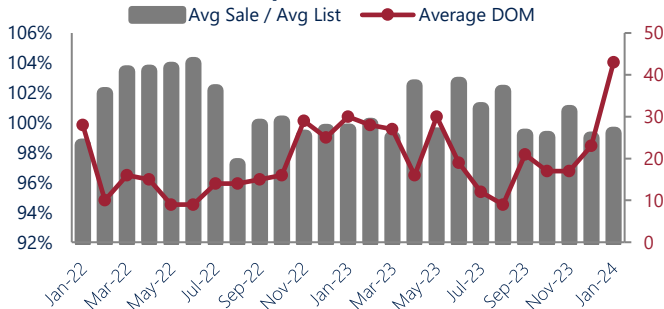
New Listings & Current Contracts

This month there were 27 homes newly listed for sale in Perkasio and Sellersville compared to 32 in January 2023, a decrease of 16%. There were 31 current contracts pending sale this January compared to 30 a year ago. The number of current contracts is 3% higher 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 99.3% 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 43, higher than the average last year, which was 30, an increase of 43%.

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