



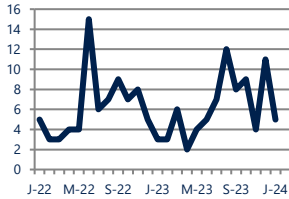
Focus On: Warminster and Jamison Housing Market

January 2024

Zip Code(s): 18974 and 18929

Units Sold

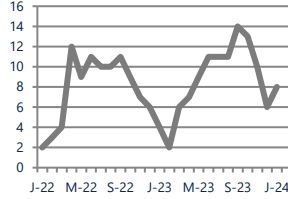
5



Up
Vs. Year Ago

Active Inventory

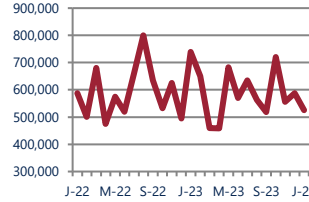
8



Up 100%
Vs. Year Ago

Median Sale Price

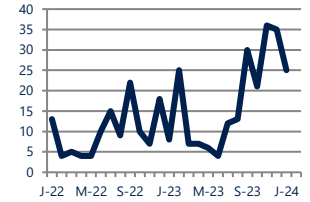
\$525,000



Down
Vs. Year Ago

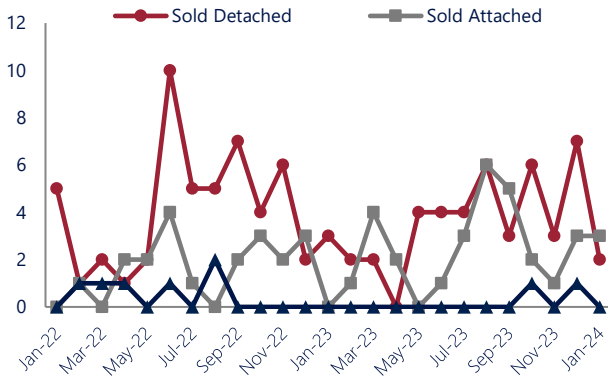
Days On Market

25



Up
Vs. Year Ago

Units Sold*



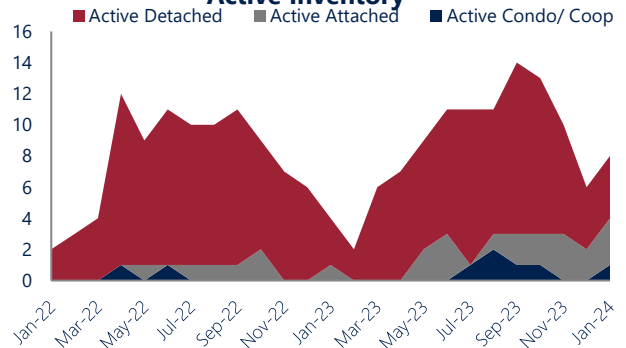
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 5 sold this month in Warminster and Jamison. This month's total units sold was higher than at this time last year, an increase from January 2023.

Active Inventory

Versus last year, the total number of homes available this month is higher by 4 units or 100%. The total number of active inventory this January was 8 compared to 4 in January 2023. This month's total of 8 is higher than the previous month's total supply of available inventory of 6, an increase of 33%.

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 January, the median sale price for Warminster and Jamison Homes was \$739,000. This January, the median sale price was \$525,000, a decrease of \$214,000 compared to last year. The current median sold price is 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.

Warminster and Jamison are defined as properties listed in zip code/s 18974 and 18929.

*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.



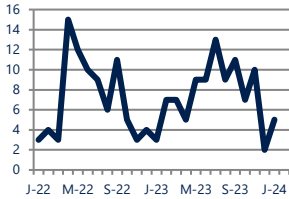
Focus On: Warminster and Jamison Housing Market

January 2024

Zip Code(s): 18974 and 18929

New Listings

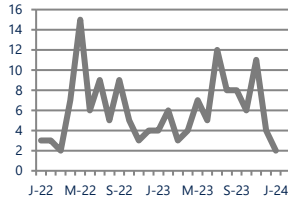
5



Up 67%
Vs. Year Ago

Current Contracts

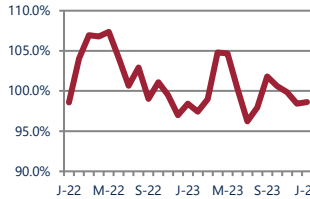
2



Down -50%
Vs. Year Ago

Sold Vs. List Price

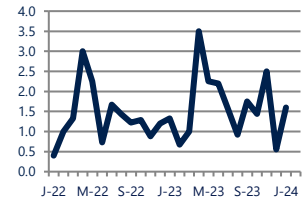
98.6%



No Change
Vs. Year Ago

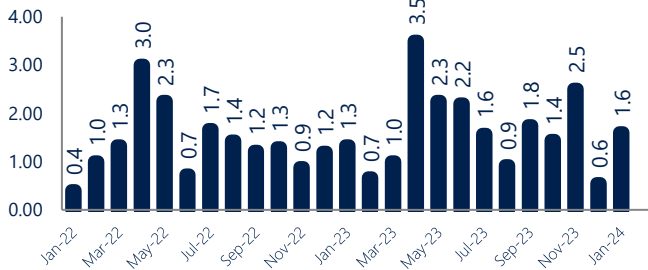
Months of Supply

1.6



Up 20%
Vs. Year Ago

Months Of Supply



Months of Supply

In January, there was 1.6 months of supply available in Warminster and Jamison, compared to 1.3 in January 2023. That is an increase of 20% versus a year ago.

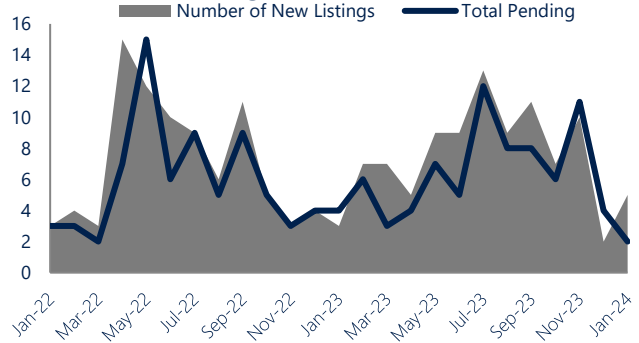
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

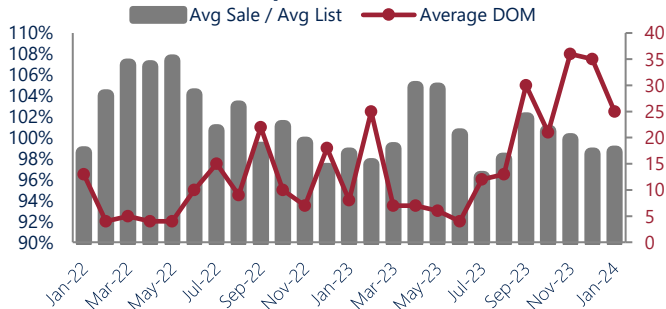
This month there were 5 homes newly listed for sale in Warminster and Jamison compared to 3 in January 2023, an increase of 67%.

There were 2 current contracts pending sale this January compared to 4 a year ago. The number of current contracts is 50% 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 Warminster and Jamison was 98.6% 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 25, higher than the average last year, which was 8. This increase was impacted by the limited number of sales.

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