

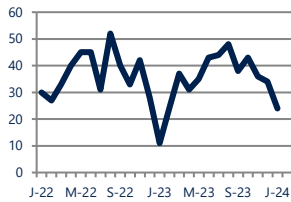


Focus On: Warminster Housing Market

January 2024

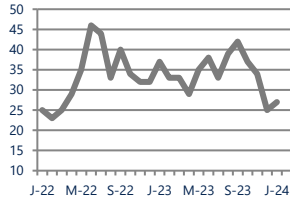
Zip Code(s): 18974

Units Sold 24



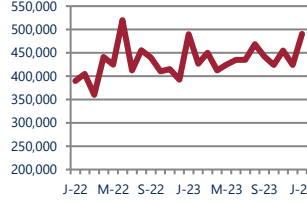
Up
Vs. Year Ago

Active Inventory 27



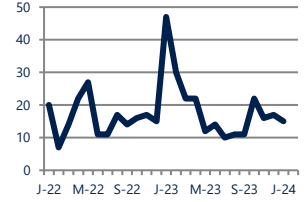
Down -27%
Vs. Year Ago

Median Sale Price \$490,450



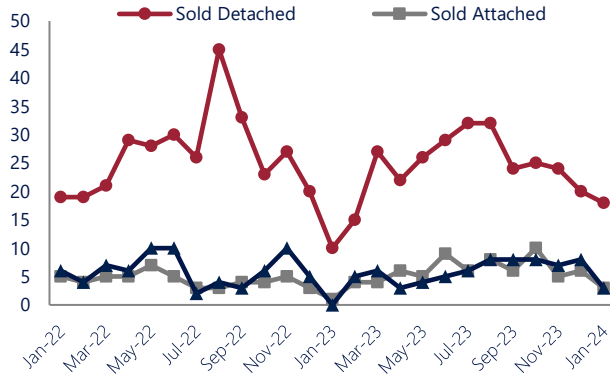
No Change
Vs. Year Ago

Days On Market 15



Down
Vs. Year Ago

Units Sold*



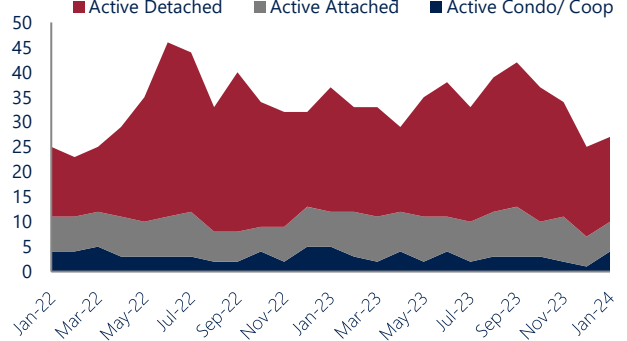
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 24 sold this month in Warminster. 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 lower by 10 units or 27%. The total number of active inventory this January was 27 compared to 37 in January 2023. This month's total of 27 is higher than the previous month's total supply of available inventory of 25, an increase of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Warminster Homes was \$490,000. This January, the median sale price was \$490,450, which is similar compared to a year ago. The current median sold price is 16% 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.

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

*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.



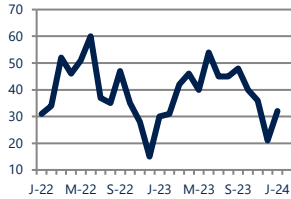
Focus On: Warminster Housing Market

January 2024

Zip Code(s): 18974

New Listings

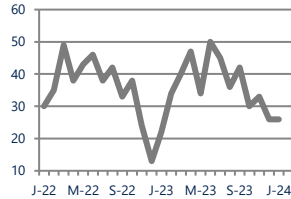
32



Up 7%
Vs. Year Ago

Current Contracts

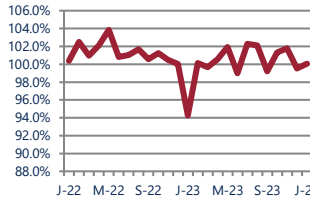
26



Up 18%
Vs. Year Ago

Sold Vs. List Price

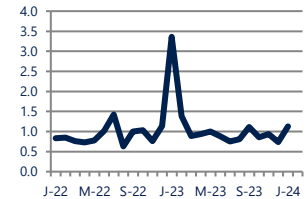
100.1%



Up
Vs. Year Ago

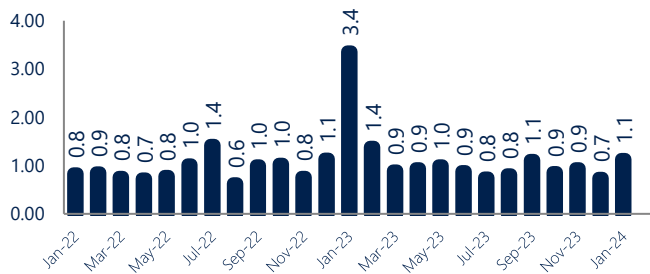
Months of Supply

1.1



Down -66%
Vs. Year Ago

Months Of Supply



Months of Supply

In January, there was 1.1 months of supply available in Warminster, compared to 3.4 in January 2023. That is a decrease of 67% versus a year ago.

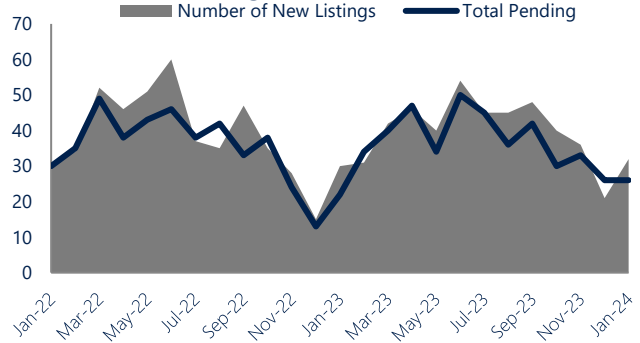
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

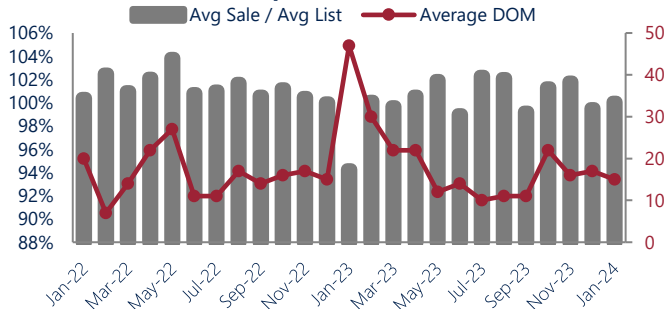
This month there were 32 homes newly listed for sale in Warminster compared to 30 in January 2023, an increase of 7%.

There were 26 current contracts pending sale this January compared to 22 a year ago. The number of current contracts remained stable as compared to 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 was 100.1% of the average list price, which is higher than at this time last year.

Days On Market

This month, the average number of days on market was 15, lower than the average last year, which was 47. This decrease was impacted by the limited number of sales.

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