

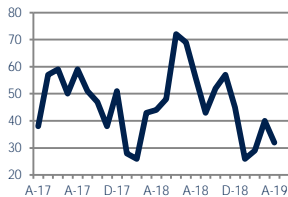
**Focus On:** Warminster Housing Market

April 2019

Zip Code(s): 18974

**Units Sold**

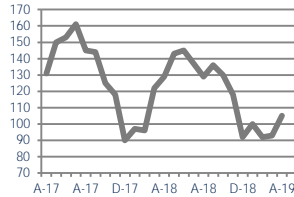
32



Down -27%  
Vs. Year Ago

**Active Inventory**

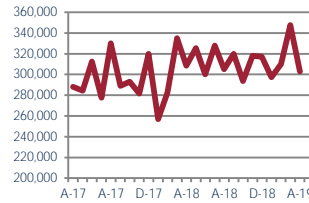
105



Down -19%  
Vs. Year Ago

**Median Sale Price**

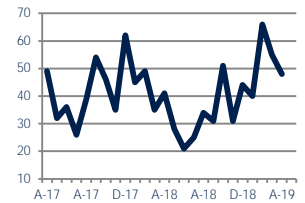
\$302,950



Down -2%  
Vs. Year Ago

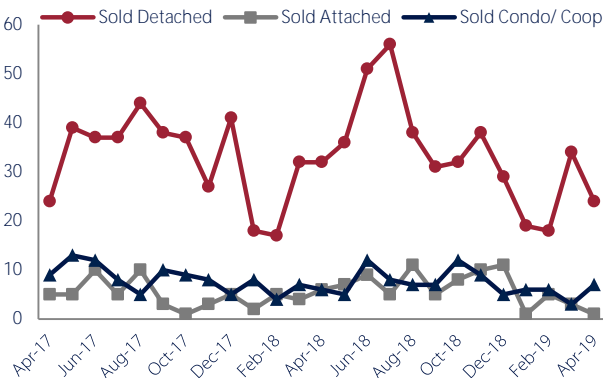
**Days On Market**

48



Up 17%  
Vs. Year Ago

**Units Sold\***



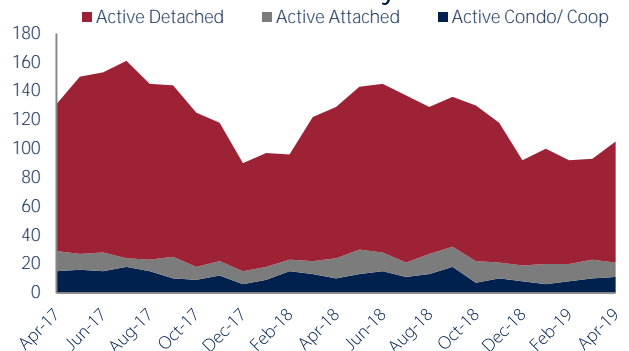
**Units Sold**

There was a decrease in total units sold in April, with 32 sold this month in Warminster versus 40 last month, a decrease of 20%. This month's total units sold was lower than at this time last year, a decrease of 27% versus April 2018.

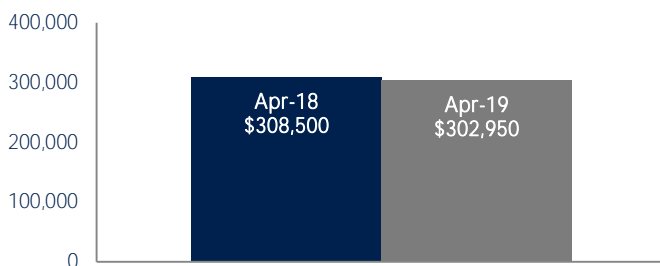
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 24 units or 19%. The total number of active inventory this April was 105 compared to 129 in April 2018. This month's total of 105 is higher than the previous month's total supply of available inventory of 93, an increase of 13%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last April, the median sale price for Warminster Homes was \$308,500. This April, the median sale price was \$302,950, a decrease of 2% or \$5,550 compared to last year. The current median sold price is 13% 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.

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.



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE





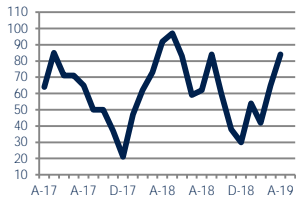
## Focus On: Warminster Housing Market

April 2019

Zip Code(s): 18974

### New Listings

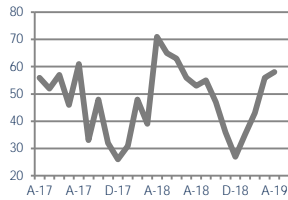
84



Down -9%  
Vs. Year Ago

### Current Contracts

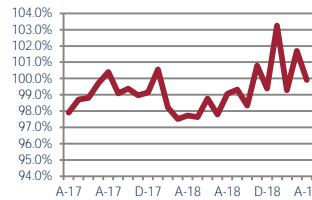
58



Down -18%  
Vs. Year Ago

### Sold Vs. List Price

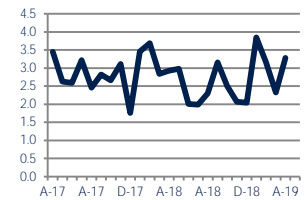
99.9%



Up 2.2%  
Vs. Year Ago

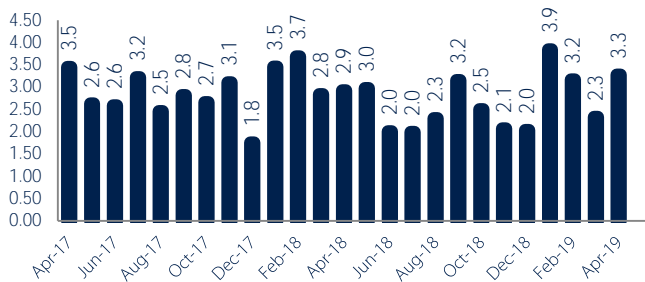
### Months of Supply

3.3



Up 12%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

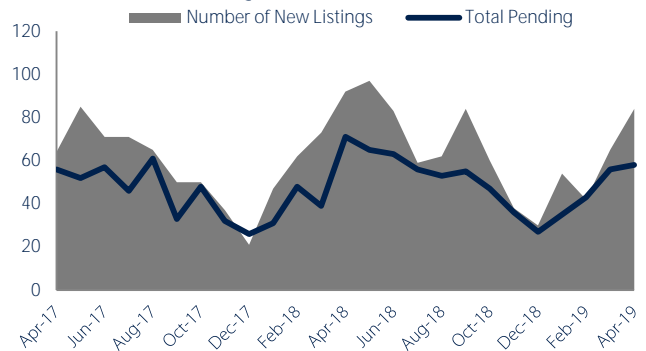
In April, there was 3.3 months of supply available in Warminster, compared to 2.9 in April 2018. That is an increase of 12% versus a year ago.

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.

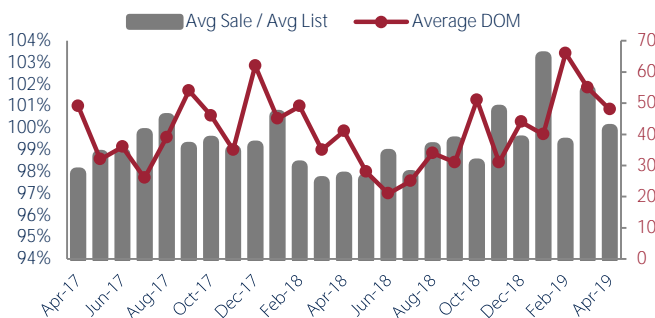
### New Listings & Current Contracts

This month there were 84 homes newly listed for sale in Warminster compared to 92 in April 2018, a decrease of 9%. There were 58 current contracts pending sale this April compared to 71 a year ago. The number of current contracts is 18% lower 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 Warminster was 99.9% of the average list price, which is 2.2% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 48, higher than the average last year, which was 41, an increase of 17%.



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