



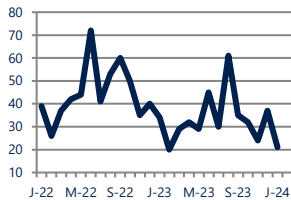
Focus On: Warrington and Chalfont Housing Market

January 2024

Zip Code(s): 18914, 18976 and 18932

Units Sold

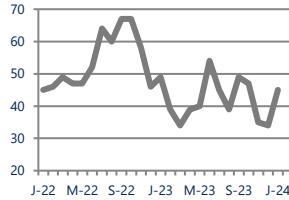
21



Down
Vs. Year Ago

Active Inventory

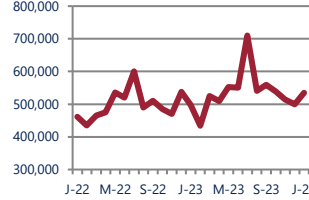
45



Down -8%
Vs. Year Ago

Median Sale Price

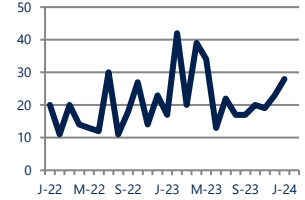
\$535,000



Up 7%
Vs. Year Ago

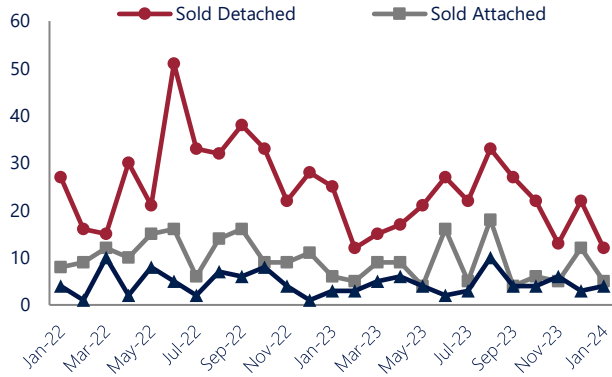
Days On Market

28



Up
Vs. Year Ago

Units Sold*



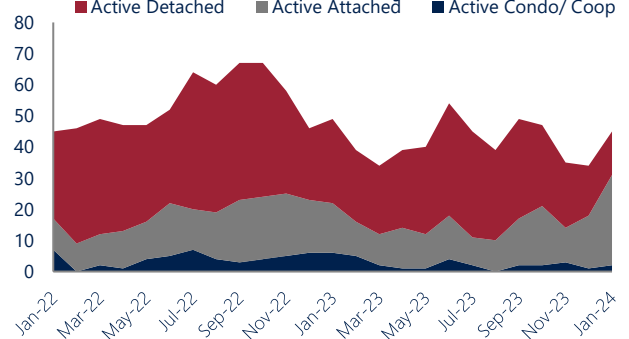
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 21 sold this month in Warrington and Chalfont. 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 8%. The total number of active inventory this January was 45 compared to 49 in January 2023. This month's total of 45 is higher than the previous month's total supply of available inventory of 34, an increase of 32%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Warrington and Chalfont Homes was \$498,000. This January, the median sale price was \$535,000, an increase of 7% or \$37,000 compared to last year. The current median sold price is 7% 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.

Warrington and Chalfont are defined as properties listed in zip code/s 18914, 18976 and 18932.

*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.



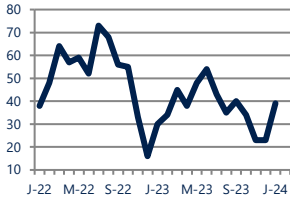
Focus On: Warrington and Chalfont Housing Market

January 2024

Zip Code(s): 18914, 18976 and 18932

New Listings

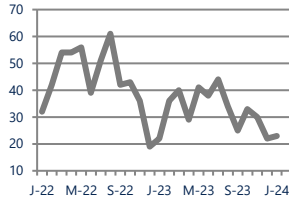
39



Up 30%
Vs. Year Ago

Current Contracts

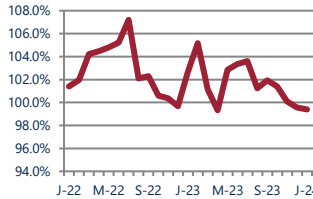
23



Up 5%
Vs. Year Ago

Sold Vs. List Price

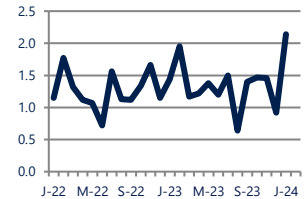
99.4%



Down -3.2%
Vs. Year Ago

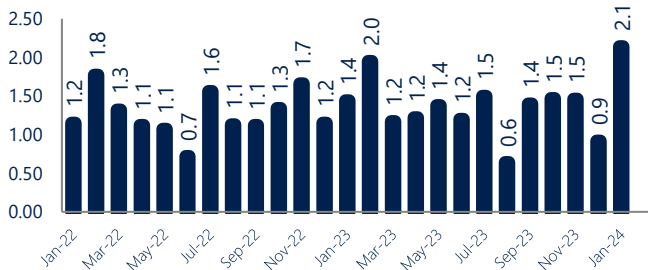
Months of Supply

2.1



Up 49%
Vs. Year Ago

Months Of Supply



Months of Supply

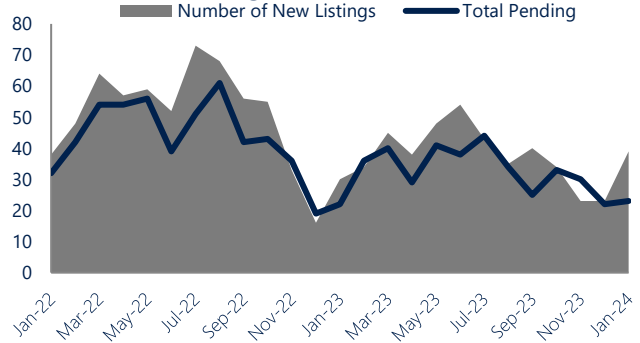
In January, there was 2.1 months of supply available in Warrington and Chalfont, compared to 1.4 in January 2023. That is an increase of 49% versus a year ago.

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.

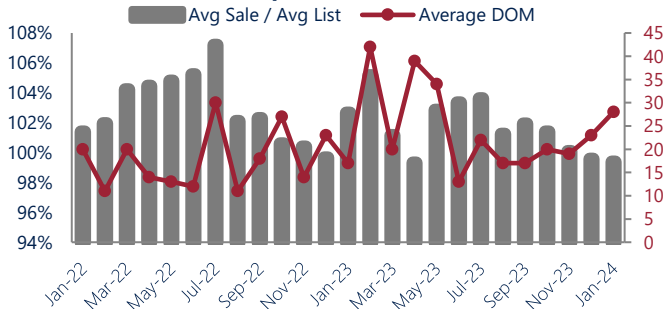
New Listings & Current Contracts

This month there were 39 homes newly listed for sale in Warrington and Chalfont compared to 30 in January 2023, an increase of 30%. There were 23 current contracts pending sale this January compared to 22 a year ago. The number of current contracts is 5% 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 Warrington and Chalfont was 99.4% of the average list price, which is 3.3% lower than at this time last year.

Days On Market

This month, the average number of days on market was 28, higher than the average last year, which was 17. This increase was impacted by the limited number of sales.

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