



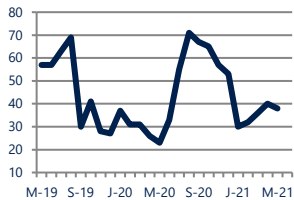
Focus On: Newtown and Washington Crossing Housing Market

May 2021

Zip Code(s): 18940, 18977, 18980, 18934, 18946 and 18956

Units Sold

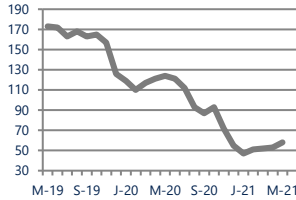
38



Up
Vs. Year Ago

Active Inventory

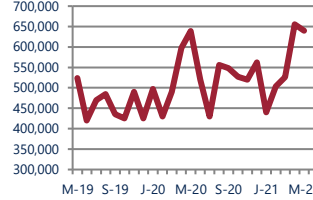
58



Down -53%
Vs. Year Ago

Median Sale Price

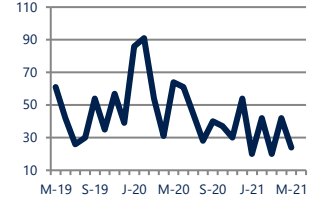
\$640,000



No Change
Vs. Year Ago

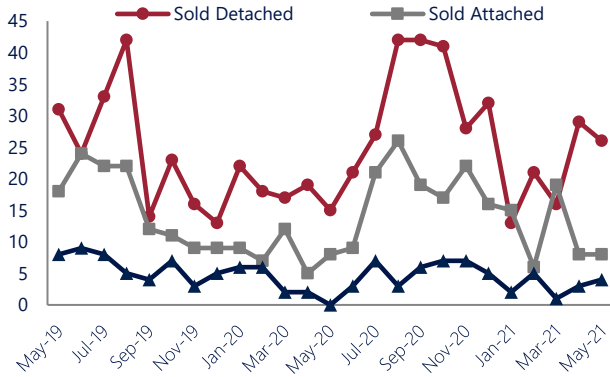
Days On Market

24



Down
Vs. Year Ago

Units Sold*



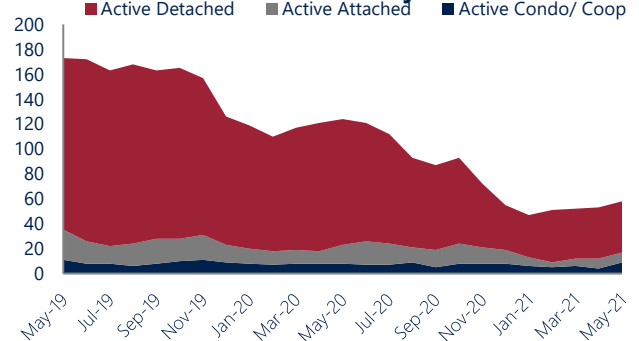
Units Sold

With relatively few transactions, there was a decrease in total units sold in May, with 38 sold this month in Newtown and Washington Crossing. This month's total units sold was higher than at this time last year, an increase from May 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 66 units or 53%. The total number of active inventory this May was 58 compared to 124 in May 2020. This month's total of 58 is higher than the previous month's total supply of available inventory of 53, an increase of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Newtown and Washington Crossing Homes was \$639,000. This May, the median sale price was \$640,000, which is similar compared to a year ago. The current median sold price is 2% higher than in April.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Newtown and Washington Crossing are defined as properties listed in zip code/s 18940, 18977, 18980, 18934, 18946 and 18956.

*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.





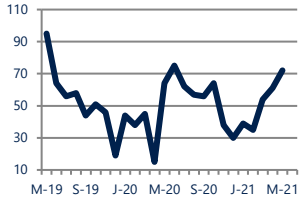
Focus On: Newtown and Washington Crossing Housing Market

May 2021

Zip Code(s): 18940, 18977, 18980, 18934, 18946 and 18956

New Listings

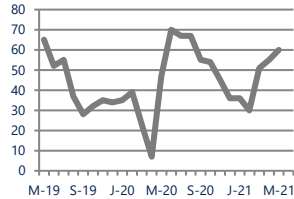
72



Up 13%
Vs. Year Ago

Current Contracts

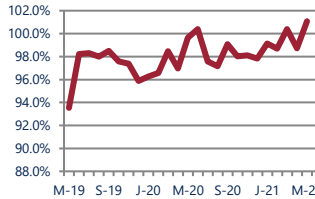
60



Up 28%
Vs. Year Ago

Sold Vs. List Price

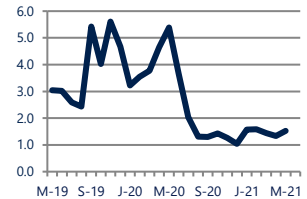
101.1%



Up 1.4%
Vs. Year Ago

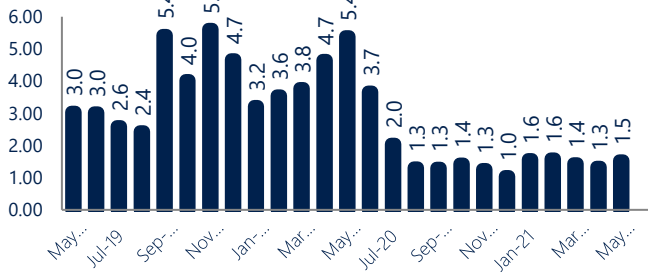
Months of Supply

1.5



Down -72%
Vs. Year Ago

Months Of Supply



Months of Supply

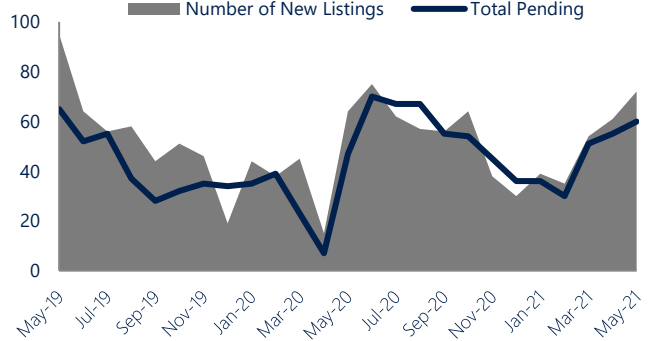
In May, there was 1.5 months of supply available in Newtown and Washington Crossing, compared to 5.4 in May 2020. That is a decrease of 72% versus a year ago.

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.

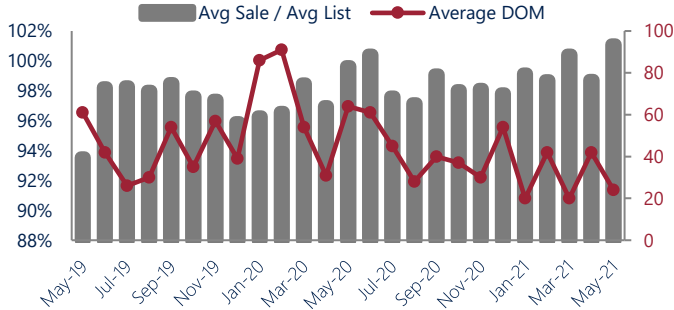
New Listings & Current Contracts

This month there were 72 homes newly listed for sale in Newtown and Washington Crossing compared to 64 in May 2020, an increase of 13%. There were 60 current contracts pending sale this May compared to 47 a year ago. The number of current contracts is 28% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Newtown and Washington Crossing was 101.1% of the average list price, which is 1.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 24, lower than the average last year, which was 64. This decrease was impacted by the limited number of sales.



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