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INTERNATIONAL REAL ESTATE

LuxInsight

Bucks County

Pennsylvania

Luxury Housing Market Update

July 2017



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Bucks County, Pennsylvania - July 2017

At Long & Foster, our dedication through the years to luxury properties is evidenced by the power of our Extraordinary Properties® brand. With highly-trained, professional sales associates and a powerful reach, Long & Foster sells more luxury homes throughout the Mid-Atlantic region than our nearest competitors, by far.

Long & Foster is proud to offer our exclusive Long & Foster® LuxInsight report, designed solely to keep our clients informed on the latest luxury market statistics in their local area. Published monthly, LuxInsight provides a broad overview of real estate market trends for luxury properties, including statistics on sale prices, inventory, housing demand, new listings and more.

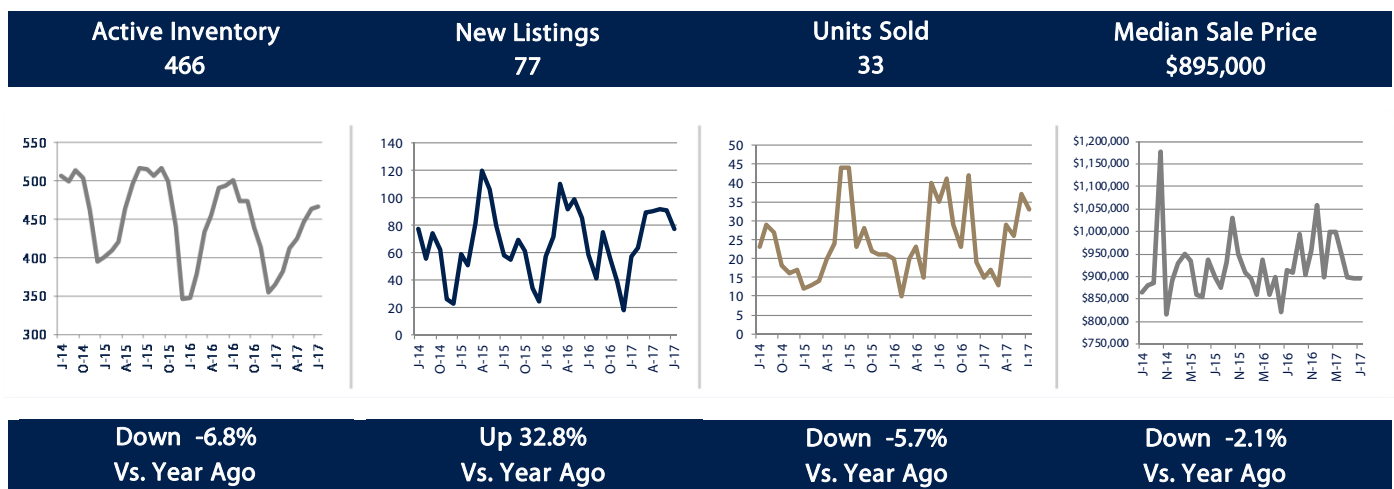
Building on our decades-long reputation for unsurpassed service and industry expertise, Long & Foster is poised to cater to the distinctive market of luxury properties. Enhanced through our exclusive affiliation with Christie's International Real Estate, and our affiliations with Luxury Portfolio International™, and Who's Who in Luxury Real Estate, our unique luxury marketing programs deliver exceptional value whether you're looking to buy or sell a luxury home. No other sales associates are better trained or better equipped to help you take advantage of opportunities in today's market.



If you're in the market to buy or sell an extraordinary home, work with the real estate professionals who know the market best: Long & Foster!

AT A GLANCE

Homes \$750,000+

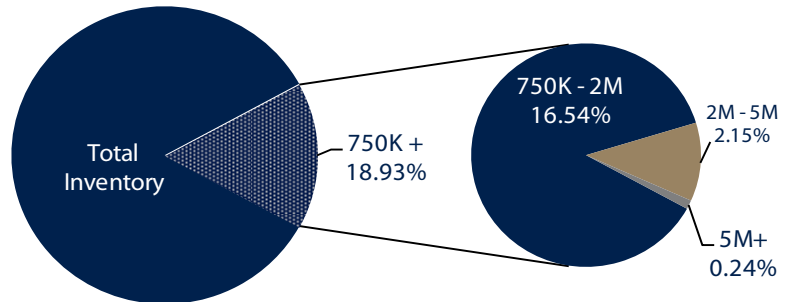


Bucks County, Pennsylvania - July 2017

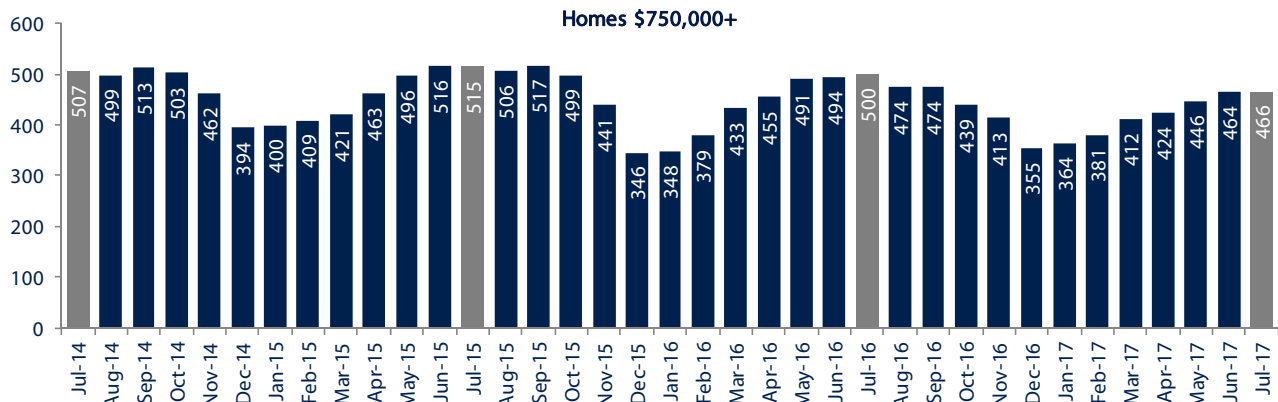
Compared to last July, the total number of homes more than \$750,000 available this month was lower by 6.8% and lower by 9.5% compared to July 2015.

Active inventory this July was 0.4% higher than the previous month's supply of available inventory.

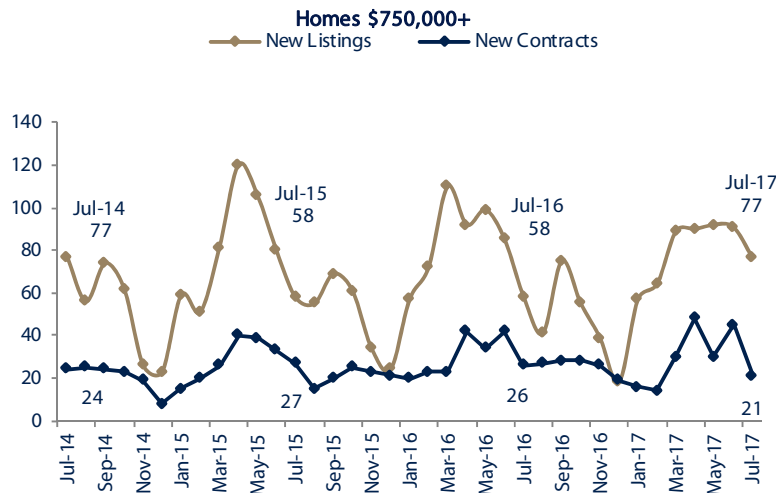
INVENTORY PRICE RANGES



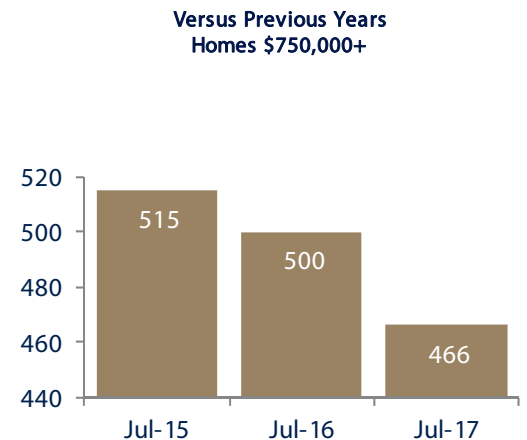
ACTIVE INVENTORY



NEW LISTINGS & NEW CONTRACTS



ACTIVE INVENTORY

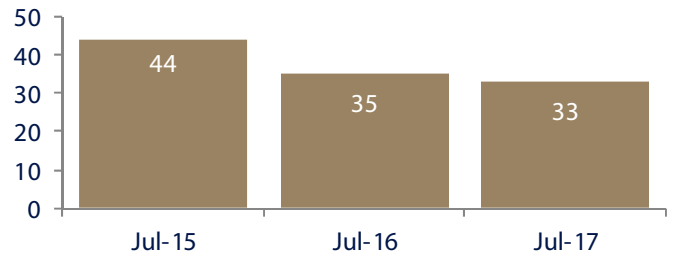


Bucks County, Pennsylvania - July 2017

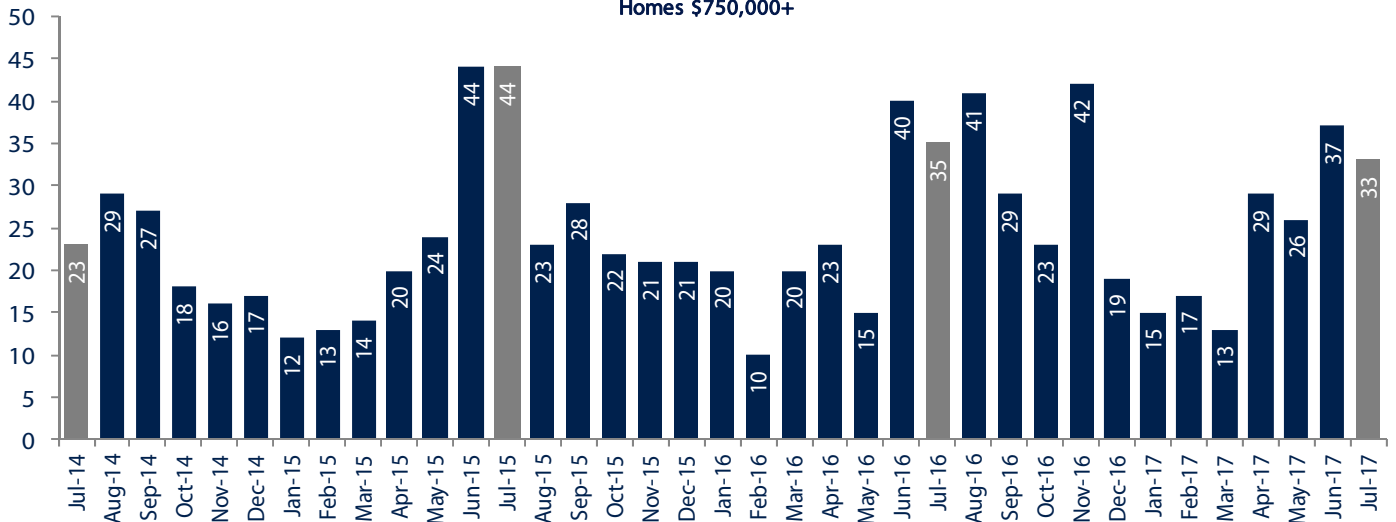
This month's units sold for homes more than \$750,000 was lower than at this time last year, a decrease of 5.7% versus last July and a decrease of 25.0% versus July of 2015.

There was a decrease of 10.8% in luxury units sold in July compared to June of this year.

UNITS SOLD
Versus Previous Years
Homes \$750,000+



UNITS SOLD
Homes \$750,000+



RECENT SELECTED LUXURY SALES

Homes \$750,000+

Sold Date	City	Zip Code	Final List Price	Final Sale Price	Sale Price as % of List Price	DOM	Long & Foster Represented	
							Buyer	Seller
July 7, 2017	Doylestown	18902	\$1,199,000	\$1,185,000	98.8%	31	✓	
July 21, 2017	Doylestown	18902	\$805,900	\$904,013	112.2%	22	✓	✓
July 14, 2017	Jamison	18929	\$825,000	\$825,000	100.0%	1	✓	
July 21, 2017	Doylestown	18902	\$747,900	\$776,900	103.9%	9	✓	✓
June 30, 2017	Jamison	18929	\$1,200,000	\$1,200,000	100.0%	183		✓
June 30, 2017	Wrightstown	18940	\$929,900	\$900,000	96.8%	5	✓	✓
June 30, 2017	Washington Crossing	18977	\$825,000	\$800,000	97.0%	67		✓
February 7, 2017	Yardley	19067	\$824,900	\$800,000	97.0%	71	✓	✓
February 15, 2017	Chalfont	18914	\$617,995	\$798,859	129.3%	2	✓	

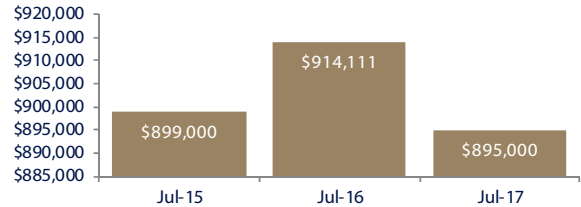
Bucks County, Pennsylvania - July 2017

In July, the median sales price for homes more than \$750,000 was \$895,000, a decrease of 2.1% compared to last year.

The current median sales price is approximately the same as June.

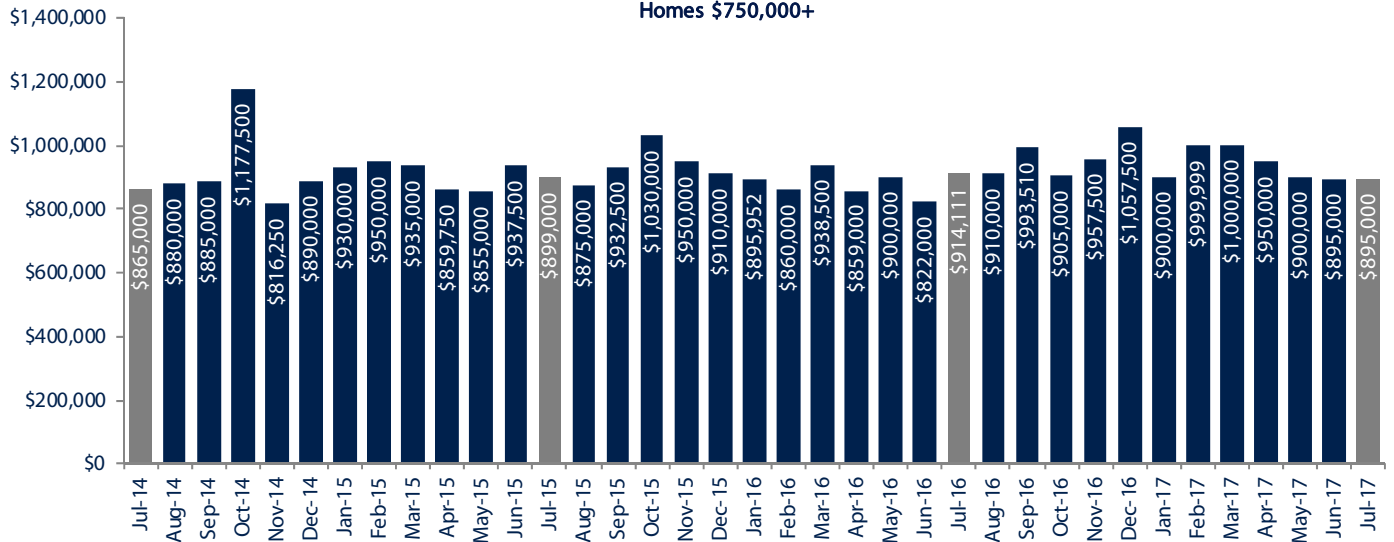
MEDIAN SALES PRICE

Versus Previous Years
Homes \$750,000+



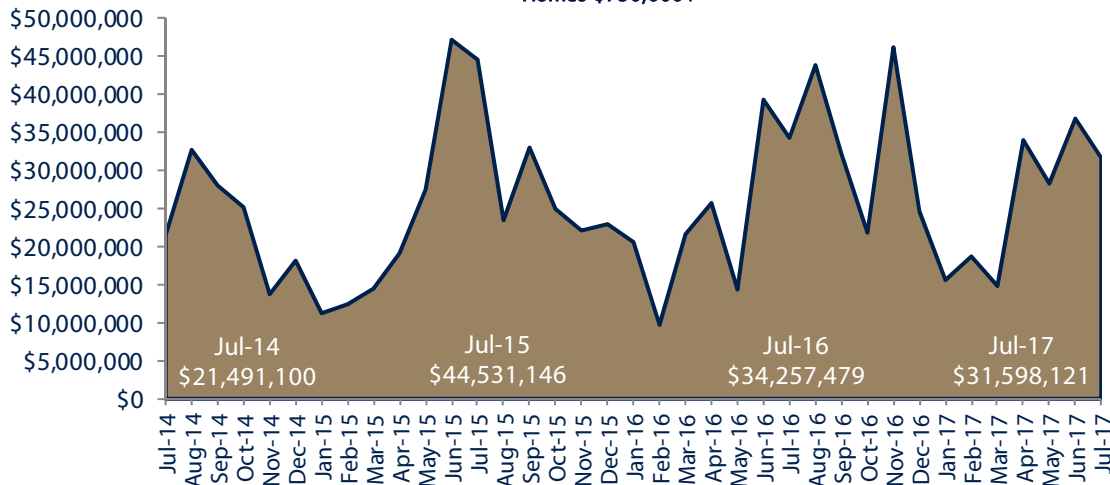
MEDIAN SALES PRICE

Homes \$750,000+



TOTAL DOLLAR VOLUME SOLD

Homes \$750,000+



Total volume sold this July was 7.8% lower than the same month one year ago.

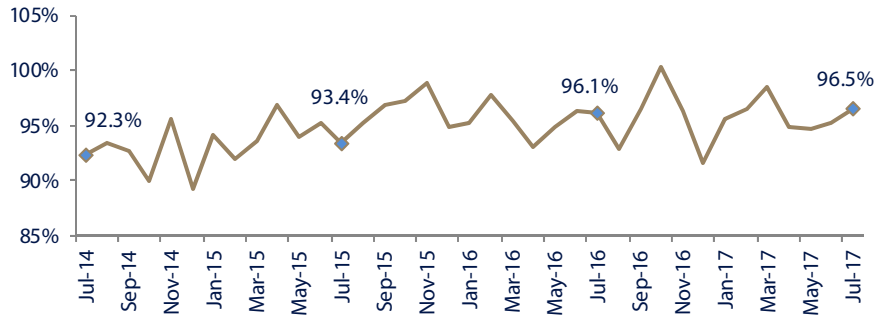
Bucks County, Pennsylvania - July 2017

In July, the average sale price for homes more than \$750,000 was 96.5% of the average list price, which is 0.4% higher than at this time last year.

This month, the average number of days on market was 161, higher than the average last year, which was 95.

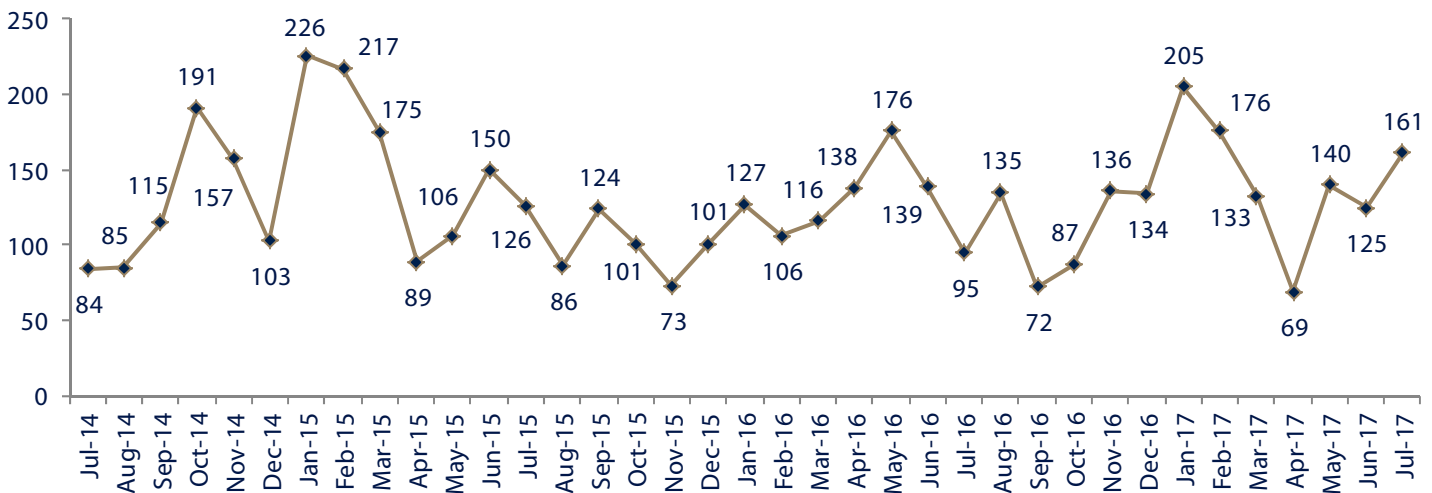
SALE PRICE AS % OF LIST PRICE

Homes \$750,000+



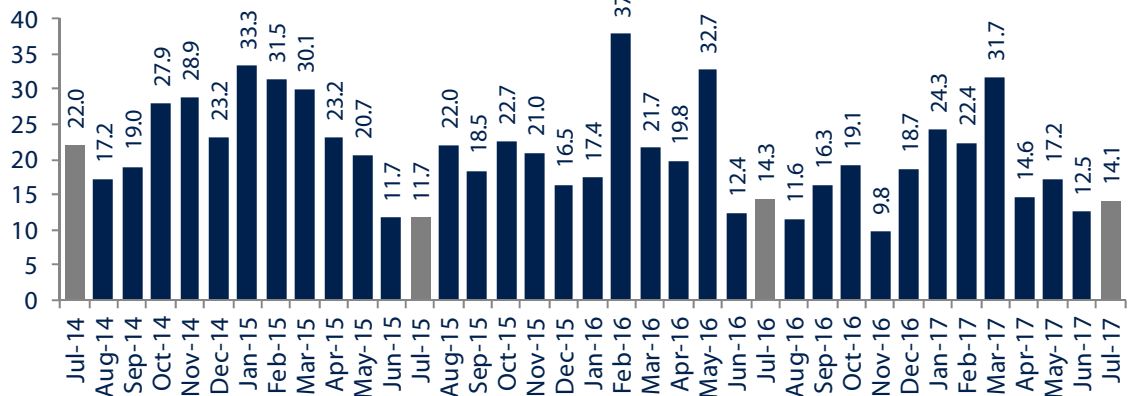
DAYS ON MARKET

Homes \$750,000+



MONTHS OF SUPPLY

Homes \$750,000+



In July, there were 14.1 months of supply available, compared to 14.3 in July of 2016. That is a decrease of 1.4% versus a year ago.

Bucks County, Pennsylvania - July 2017

References & Definitions

BUCKS, PA: LISTING SOURCE, REPORTING AREA, & DEFINITION

Based on data supplied by the TREND MLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace.

This report includes coverage for the county of Bucks, Pennsylvania only.

Analysis dates for all regions are July 1, 2014 through July 31, 2017.

Contacts & Disclaimers

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"Information contained in this report is deemed reliable but not guaranteed, should be independently verified and does not constitute an opinion of Long & Foster Real Estate, Inc."

"# 1 Seller of Luxury Homes in Mid-Atlantic" based on data provided by local area Multiple Listing Services and their member Associations of REALTORS®. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Analysis dates are July 1, 2014 through July 31, 2017".

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