

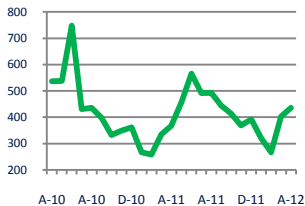


Focus On: Bucks County Housing Market

April 2012

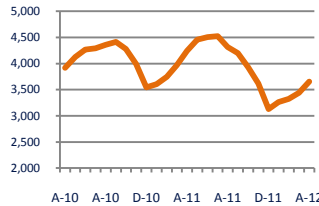
Units Sold

436



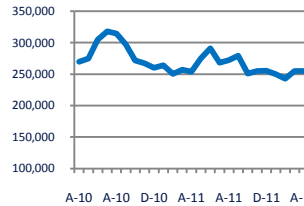
Active Inventory

3,655



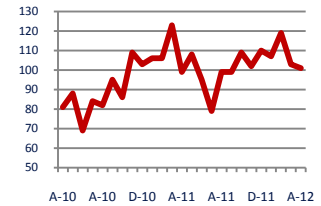
Median Sale Price

\$254,950



Days On Market

101



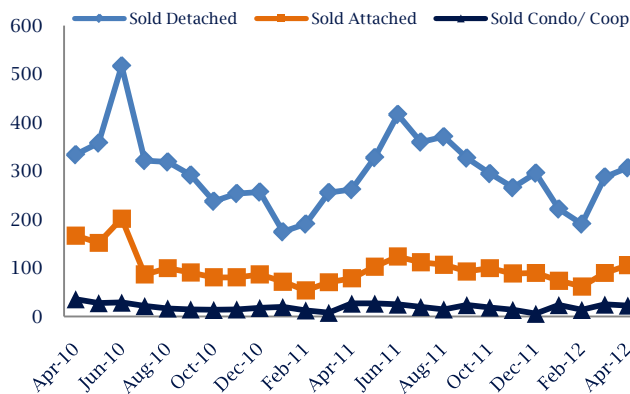
Up 18%
Vs. Year Ago

Down -14%
Vs. Year Ago

No Change
Vs. Year Ago

Up 2%
Vs. Year Ago

Units Sold*



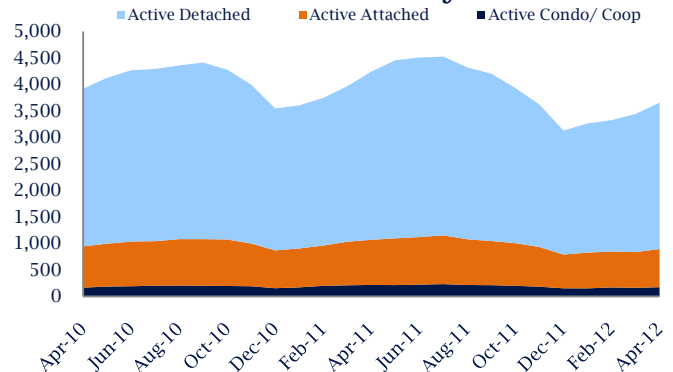
Units Sold

There was an increase in total units sold in April, with 436 sold this month in Bucks County versus 403 last month, an increase of 8%. This month's total units sold was higher than at this time last year, an increase of 18% versus April 2011.

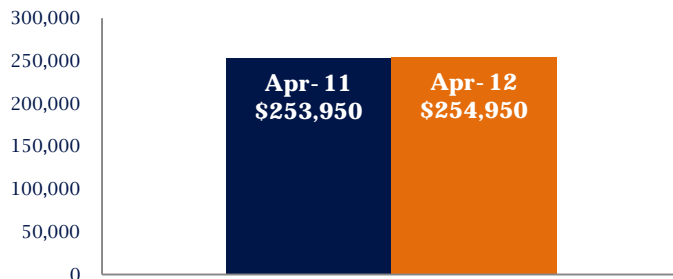
Active Inventory

Versus last year, the total number of homes available this month is lower by 585 units or 14%. The total number of active inventory this April was 3,655 compared to 4,240 in April 2011. This month's total of 3,655 is higher than the previous month's total supply of available inventory of 3,442, an increase of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Bucks County Homes was \$253,950. This April, the median sale price was approximately the same at \$254,950. The current median sold price is also similar to the median price in March.

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

*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 TREND 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 TREND or Long & Foster Real Estate, Inc.



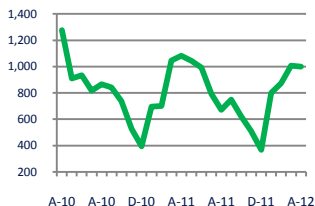


Focus On: Bucks County Housing Market

April 2012

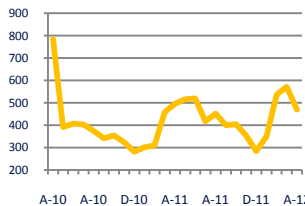
New Listings

1,001



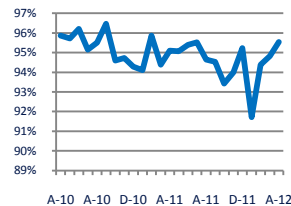
Current Contracts

470



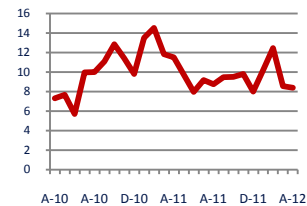
Sold Vs. List Price

95.5%



Months of Supply

8.4



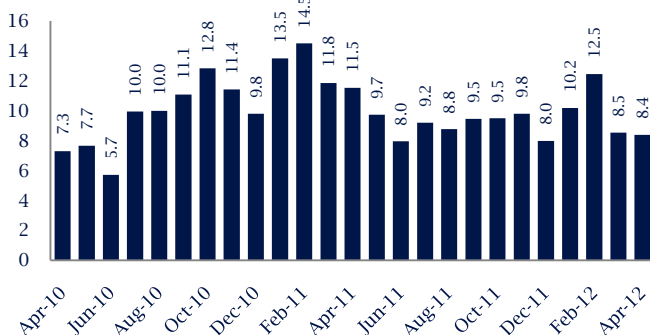
Down - 7%
Vs. Year Ago

Down - 5%
Vs. Year Ago

No Change
Vs. Year Ago

Down - 27%
Vs. Year Ago

Months Of Supply



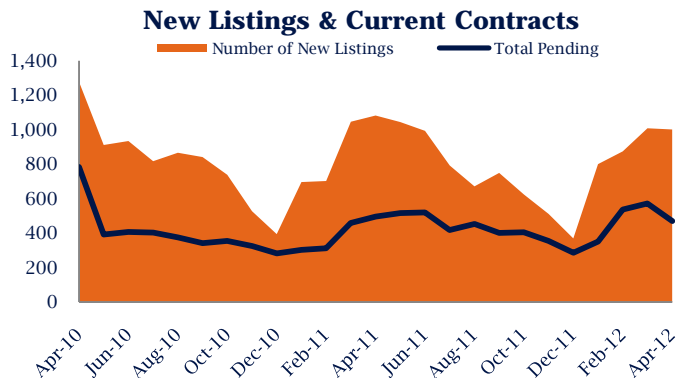
Months of Supply

In April, there was 8.4 months of supply available in Bucks County, compared to 11.5 in April 2011. That is a decrease of 27% versus a year ago.

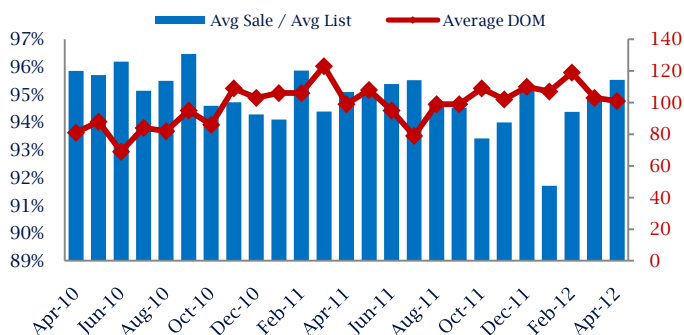
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

This month there were 1,001 homes newly listed for sale in Bucks County compared to 1,082 in April 2011, a decrease of 7%. There were 470 current contracts pending sale this April compared to 496 a year ago. The number of current contracts is 5% lower than last April.



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Bucks County was 95.5% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 101, higher than the average last year, which was 99, an increase of 2%.

*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 TReND 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 TReND or Long & Foster Real Estate, Inc.

