

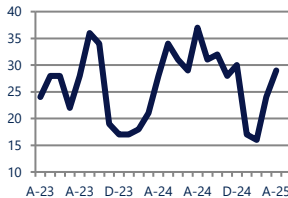
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **BEAR HOUSING MARKET**

APRIL 2025

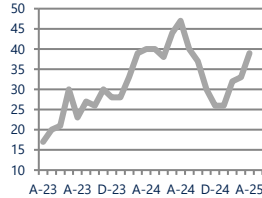
Zip Code(s): 19701, 19733 and 19708

## Units Sold 29



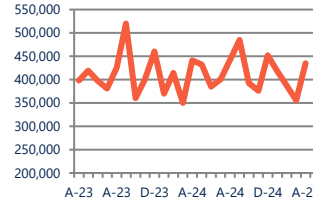
**Up 4%**  
Vs. Year Ago

## Active Inventory 39



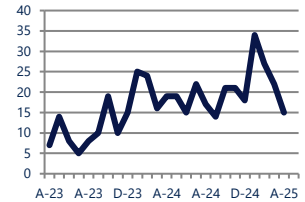
**Down -3%**  
Vs. Year Ago

## Median Sale Price \$435,000



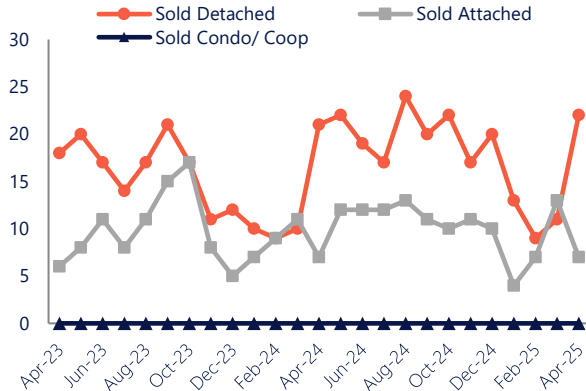
**Down -1%**  
Vs. Year Ago

## Days On Market 15



**Down -21%**  
Vs. Year Ago

### Units Sold\*



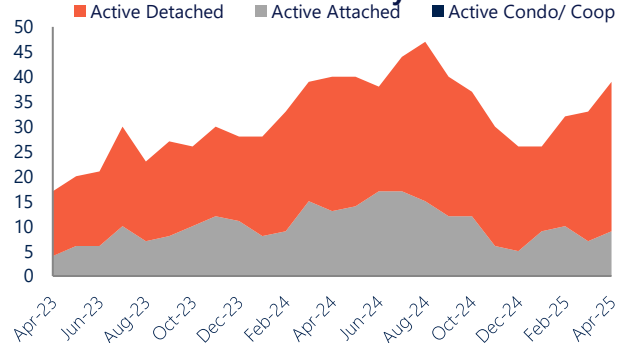
### Units Sold

There was an increase in total units sold in April, with 29 sold this month in Bear versus 24 last month, an increase of 21%. This month's total units sold was higher than at this time last year, an increase of 4% versus April 2024.

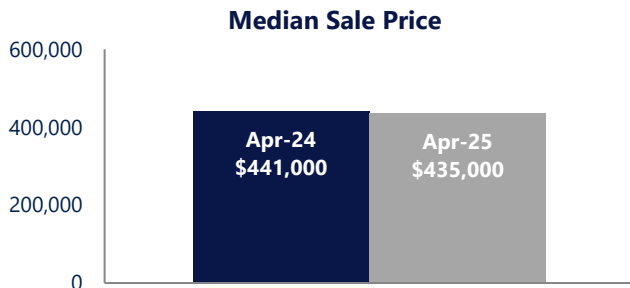
### Active Inventory

Versus last year, the total number of homes available this month is lower by 1 units or 3%. The total number of active inventory this April was 39 compared to 40 in April 2024. This month's total of 39 is higher than the previous month's total supply of available inventory of 33, an increase of 18%.

### Active Inventory\*



### Median Sale Price



Last April, the median sale price for Bear Homes was \$441,000. This April, the median sale price was \$435,000, a decrease of 1% or \$6,000 compared to last year. The current median sold price is 22% higher 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.

Bear are defined as properties listed in zip code/s 19701, 19733 and 19708.

\*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.

# THE LONG & FOSTER MARKET MINUTE™

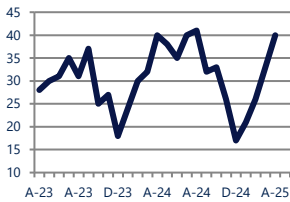
FOCUS ON: **BEAR HOUSING MARKET**

APRIL 2025

Zip Code(s): 19701, 19733 and 19708

### New Listings

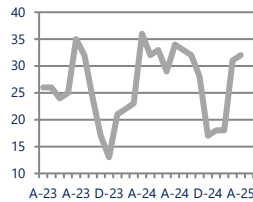
40



**No Change**  
Vs. Year Ago

### Current Contracts

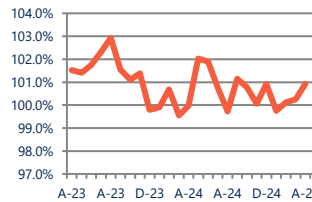
32



**Down -11%**  
Vs. Year Ago

### Sold Vs. List Price

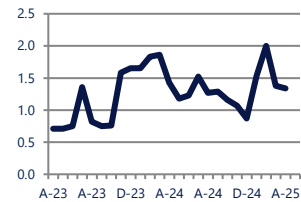
100.9%



**Up 1%**  
Vs. Year Ago

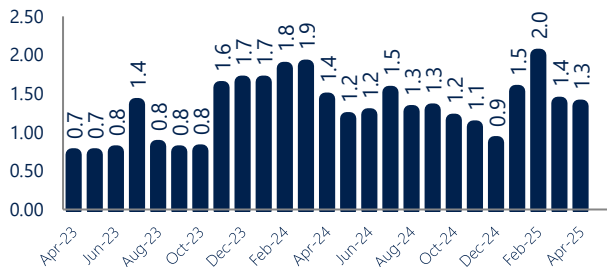
### Months of Supply

1.3



**No Change**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

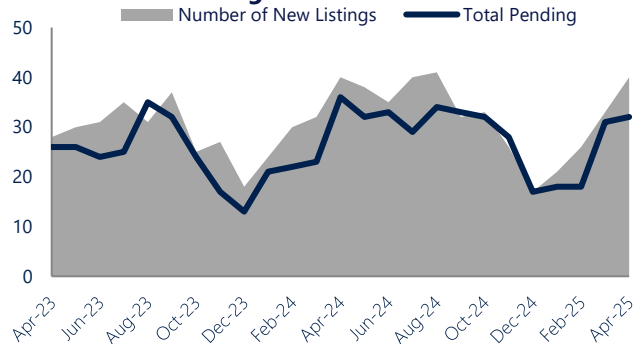
In April, there was 1.3 months of supply available in Bear. The amount of supply is similar compared to a year ago.

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.

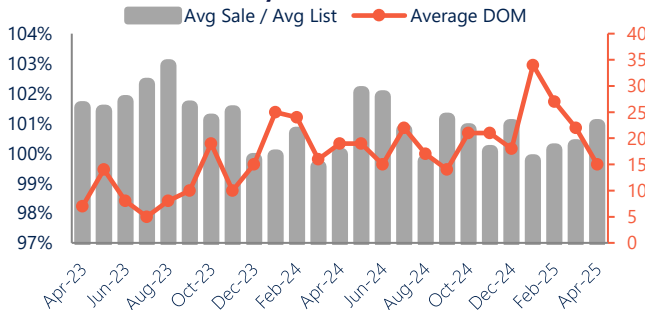
### New Listings & Current Contracts

This month there were 40 homes newly listed for sale in Bear, which is similar to the amount in April 2024. There were 32 current contracts pending sale this April compared to 36 a year ago. The number of current contracts is 11% 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 Bear was 100.9% of the average list price, which is 1.0% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 15, lower than the average last year, which was 19, a decrease of 21%.

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