

THE LONG & FOSTER MARKET MINUTE™

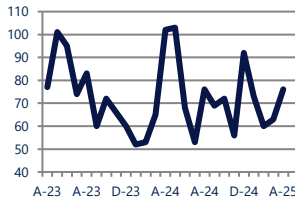
FOCUS ON: ALLEGHENY WEST, STRAWBERRY MANSION, AND HARTRANFT HOUSING MARKET

APRIL 2025

Zip Code(s): 19132, 19121, 19122 and 19133

Units Sold

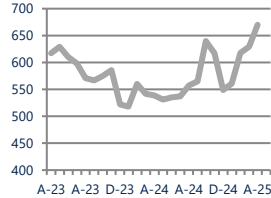
76



Down -25%
Vs. Year Ago

Active Inventory

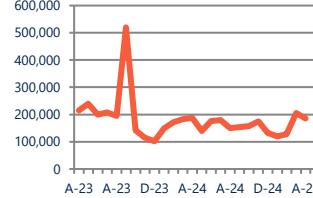
670



Up 24%
Vs. Year Ago

Median Sale Price

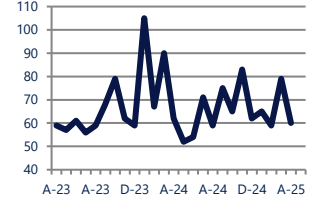
\$186,000



Down -1%
Vs. Year Ago

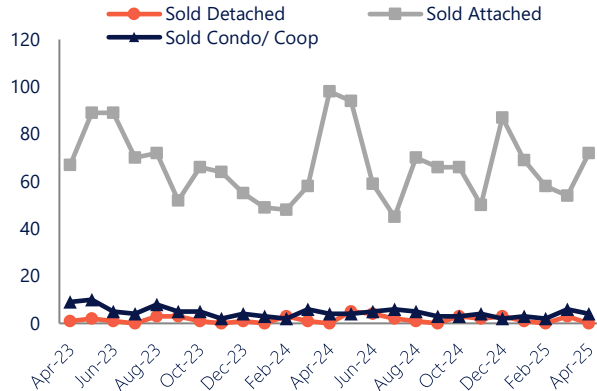
Days On Market

60



Down -3%
Vs. Year Ago

Units Sold*



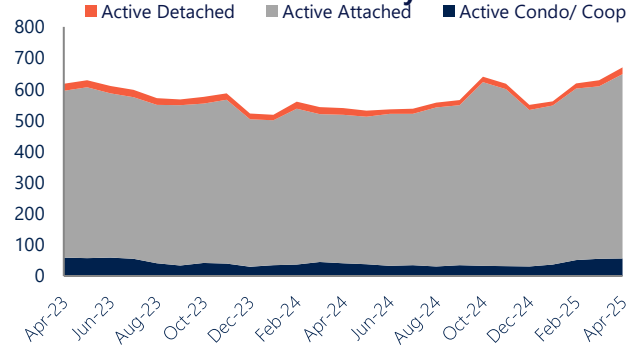
Units Sold

There was an increase in total units sold in April, with 76 sold this month in Allegheny West, Strawberry Mansion, and Hartranft versus 63 last month, an increase of 21%. This month's total units sold was lower than at this time last year, a decrease of 25% versus April 2024.

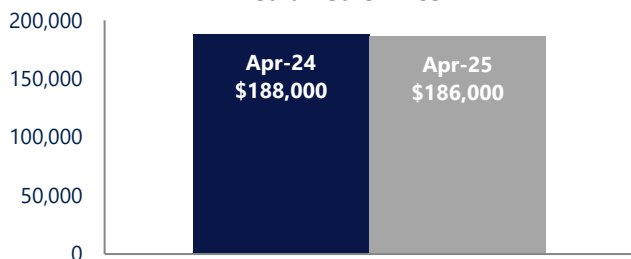
Active Inventory

Versus last year, the total number of homes available this month is higher by 131 units or 24%. The total number of active inventory this April was 670 compared to 539 in April 2024. This month's total of 670 is higher than the previous month's total supply of available inventory of 629, an increase of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Allegheny West, Strawberry Mansion, and Hartranft Homes was \$188,000. This April, the median sale price was \$186,000, a decrease of 1% or \$2,000 compared to last year. The current median sold price is 9% lower 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.

Allegheny West, Strawberry Mansion, and Hartranft are defined as properties listed in zip code/s 19132, 19121, 19122 and 19133.

*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.

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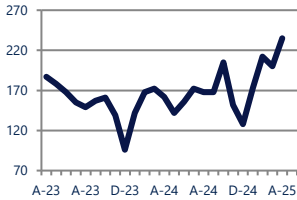
FOCUS ON: ALLEGHENY WEST, STRAWBERRY MANSION, AND HARTRANFT HOUSING MARKET

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New Listings

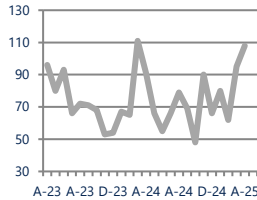
235



Up 45%
Vs. Year Ago

Current Contracts

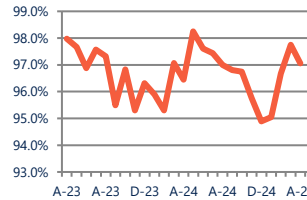
108



Up 19%
Vs. Year Ago

Sold Vs. List Price

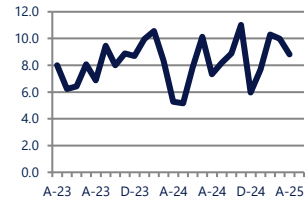
97.1%



Up 0.6%
Vs. Year Ago

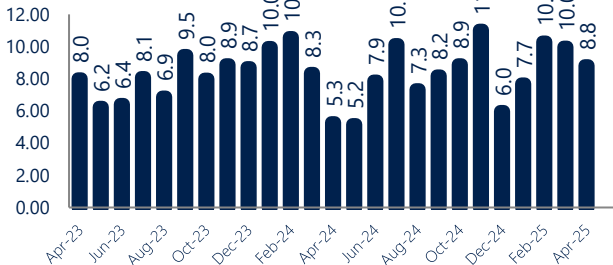
Months of Supply

8.8



Up 67%
Vs. Year Ago

Months Of Supply



Months of Supply

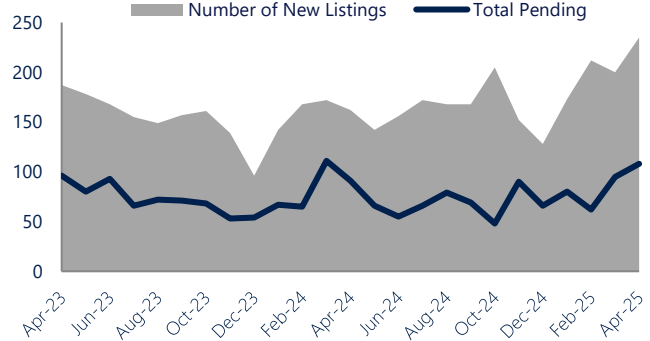
In April, there was 8.8 months of supply available in Allegheny West, Strawberry Mansion, and Hartranft, compared to 5.3 in April 2024. That is an increase of 67% versus a year ago.

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.

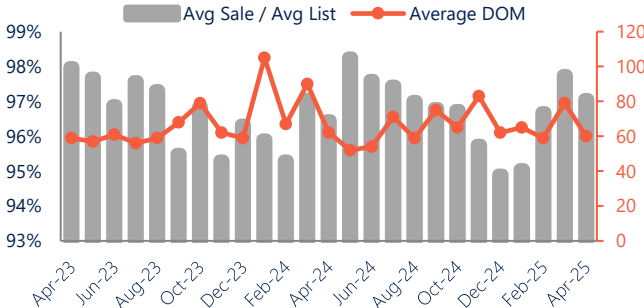
New Listings & Current Contracts

This month there were 235 homes newly listed for sale in Allegheny West, Strawberry Mansion, and Hartranft compared to 162 in April 2024, an increase of 45%. There were 108 current contracts pending sale this April compared to 91 a year ago. The number of current contracts is 19% higher 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 Allegheny West, Strawberry Mansion, and Hartranft was 97.1% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 60, lower than the average last year, which was 62, a decrease of 3%.

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