

THE LONG & FOSTER MARKET MINUTE™

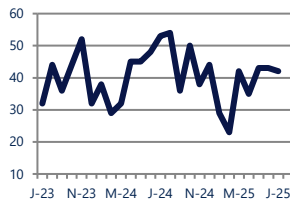
FOCUS ON: **ASTON AND BROOKHAVEN HOUSING MARKET**

JULY 2025

Zip Code(s): 19014, 19015 and 19017

Units Sold

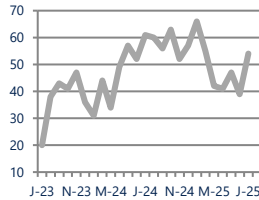
42



Down -21%
Vs. Year Ago

Active Inventory

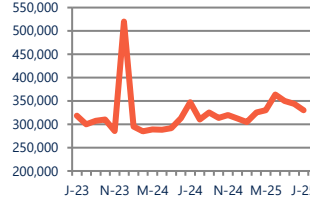
54



Down -11%
Vs. Year Ago

Median Sale Price

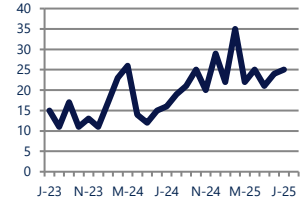
\$330,000



Down -5%
Vs. Year Ago

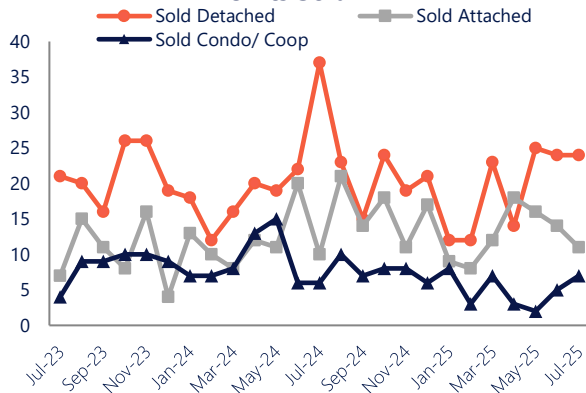
Days On Market

25



Up 56%
Vs. Year Ago

Units Sold*



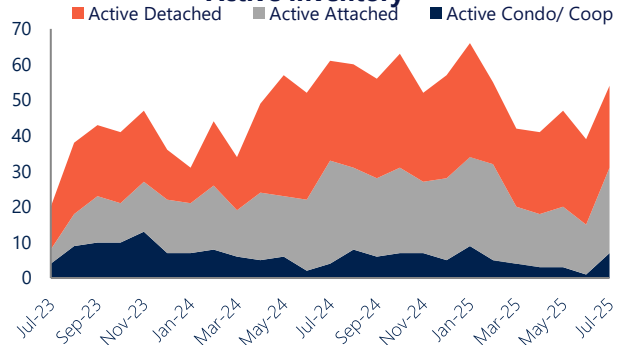
Units Sold

There was a decrease in total units sold in July, with 42 sold this month in Aston and Brookhaven versus 43 last month, a decrease of 2%. This month's total units sold was lower than at this time last year, a decrease of 21% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 7 units or 11%. The total number of active inventory this July was 54 compared to 61 in July 2024. This month's total of 54 is higher than the previous month's total supply of available inventory of 39, an increase of 38%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Aston and Brookhaven Homes was \$347,000. This July, the median sale price was \$330,000, a decrease of 5% or \$17,000 compared to last year. The current median sold price is 4% lower than in June.

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

Aston and Brookhaven are defined as properties listed in zip code/s 19014, 19015 and 19017.

*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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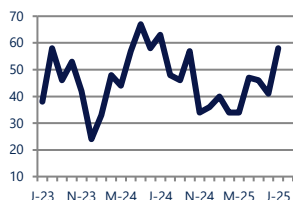
FOCUS ON: **ASTON AND BROOKHAVEN HOUSING MARKET**

JULY 2025

Zip Code(s): 19014, 19015 and 19017

New Listings

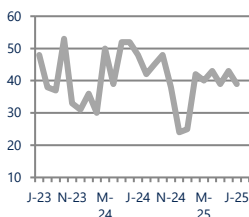
58



Down -8%
Vs. Year Ago

Current Contracts

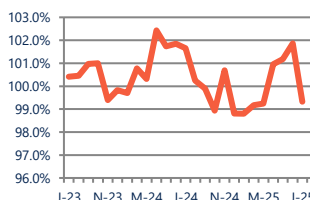
39



Down -19%
Vs. Year Ago

Sold Vs. List Price

99.3%



Down -2.3%
Vs. Year Ago

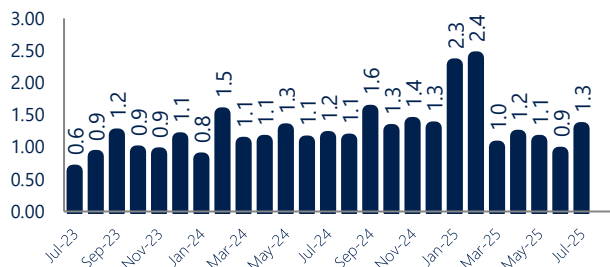
Months of Supply

1.3



Up 12%
Vs. Year Ago

Months Of Supply



Months of Supply

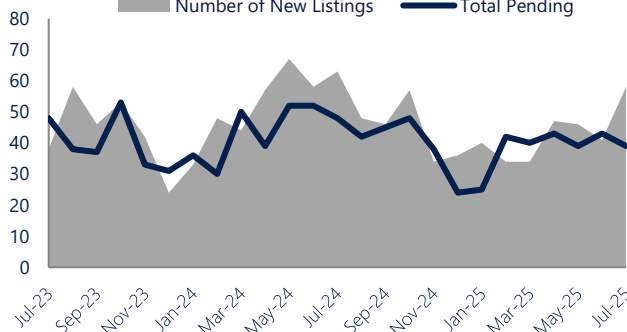
In July, there was 1.3 months of supply available in Aston and Brookhaven, compared to 1.2 in July 2024. That is an increase of 12% versus a year ago.

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.

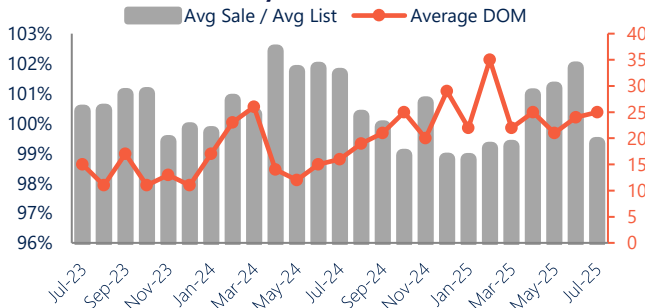
New Listings & Current Contracts

This month there were 58 homes newly listed for sale in Aston and Brookhaven compared to 63 in July 2024, a decrease of 8%. There were 39 current contracts pending sale this July compared to 48 a year ago. The number of current contracts is 19% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Aston and Brookhaven was 99.3% of the average list price, which is 2.3% lower than at this time last year.

Days On Market

This month, the average number of days on market was 25, higher than the average last year, which was 16, an increase of 56%.

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