

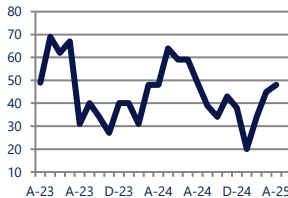
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **BELLA VISTA HOUSING MARKET**

APRIL 2025

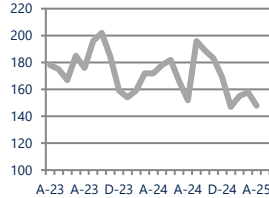
Zip Code(s): 19147

Units Sold
48



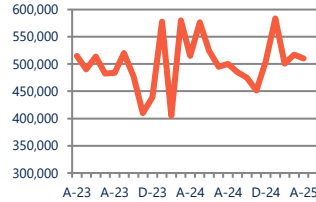
No Change
Vs. Year Ago

Active Inventory
148



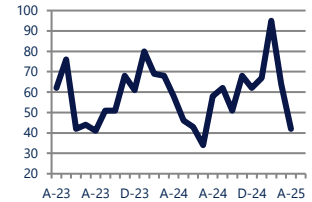
Down -14%
Vs. Year Ago

Median Sale Price
\$509,950



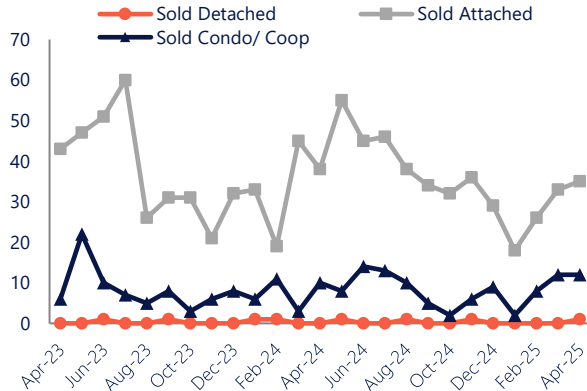
Down -1%
Vs. Year Ago

Days On Market
42



Down -28%
Vs. Year Ago

Units Sold*



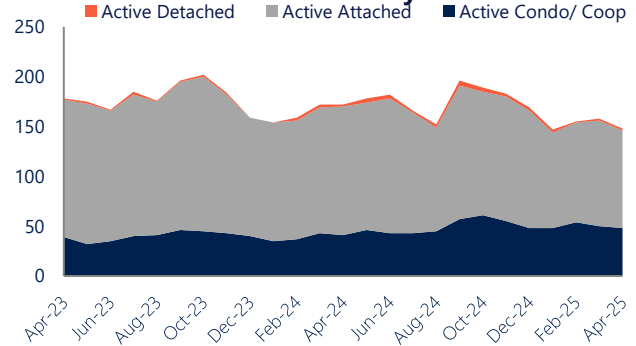
Units Sold

There was an increase in total units sold in April, with 48 sold this month in Bella Vista, an increase of 7%. This month's total units sold is similar compared to a year ago.

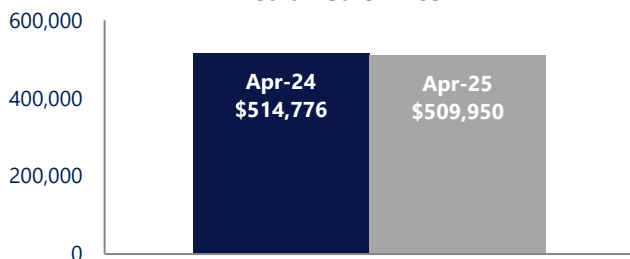
Active Inventory

Versus last year, the total number of homes available this month is lower by 24 units or 14%. The total number of active inventory this April was 148 compared to 172 in April 2024. This month's total of 148 is lower than the previous month's total supply of available inventory of 158, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Bella Vista Homes was \$514,776. This April, the median sale price was \$509,950, a decrease of 1% or \$4,826 compared to last year. The current median sold price is 1% 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.

Bella Vista are defined as properties listed in zip code/s 19147.

*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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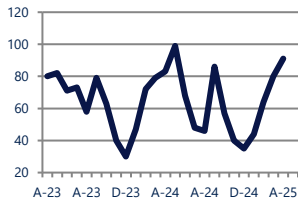
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APRIL 2025

Zip Code(s): 19147

New Listings

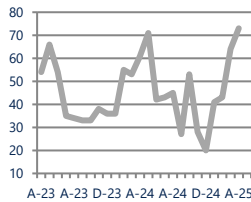
91



Up 10%
Vs. Year Ago

Current Contracts

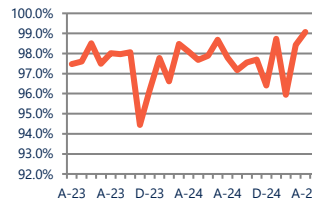
73



Up 20%
Vs. Year Ago

Sold Vs. List Price

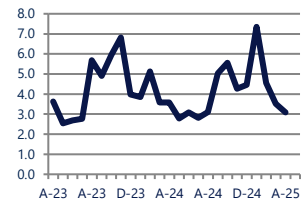
99.1%



Up 1%
Vs. Year Ago

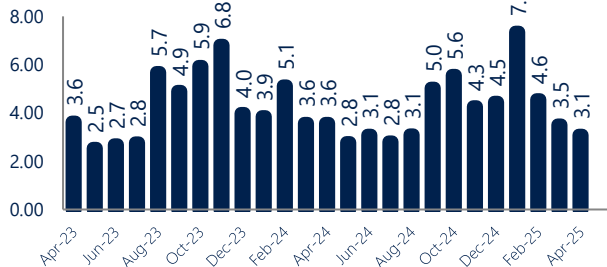
Months of Supply

3.1



Down -14%
Vs. Year Ago

Months Of Supply



Months of Supply

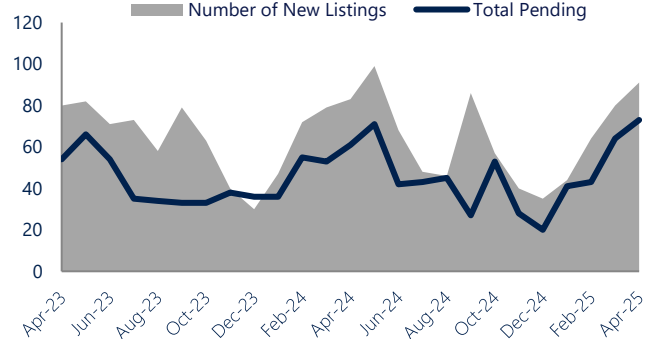
In April, there was 3.1 months of supply available in Bella Vista, compared to 3.6 in April 2024. That is a decrease of 14% versus a year ago.

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.

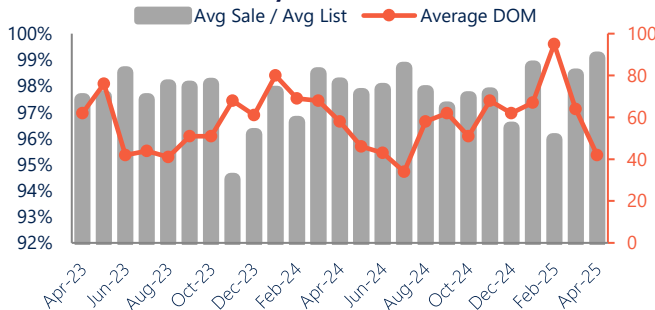
New Listings & Current Contracts

This month there were 91 homes newly listed for sale in Bella Vista compared to 83 in April 2024, an increase of 10%. There were 73 current contracts pending sale this April compared to 61 a year ago. The number of current contracts is 20% 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 Bella Vista was 99.1% 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 42, lower than the average last year, which was 58, a decrease of 28%.

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