

THE LONG & FOSTER MARKET MINUTE™

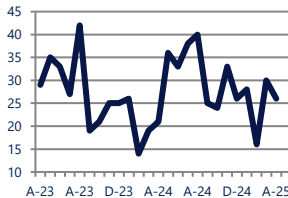
FOCUS ON: **BLUE BELL, FIVE POINTS, AND PLYMOUTH MEETING HOUSING MARKET**

APRIL 2025

Zip Code(s): 19422 and 19462

Units Sold

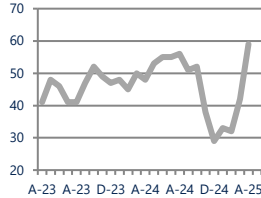
26



Up 24%
Vs. Year Ago

Active Inventory

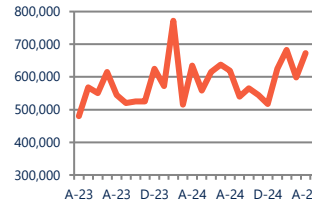
59



Up 23%
Vs. Year Ago

Median Sale Price

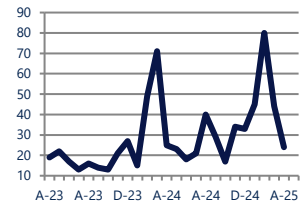
\$672,500



Up 6%
Vs. Year Ago

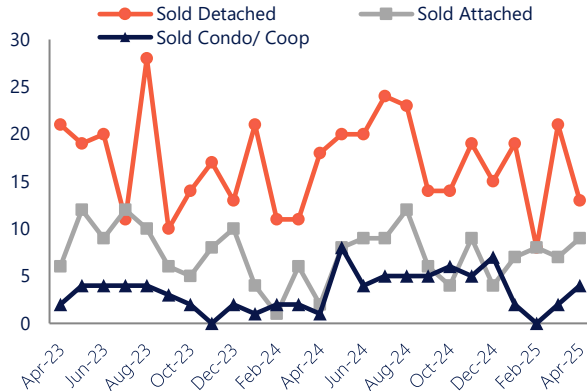
Days On Market

24



Down -4%
Vs. Year Ago

Units Sold*



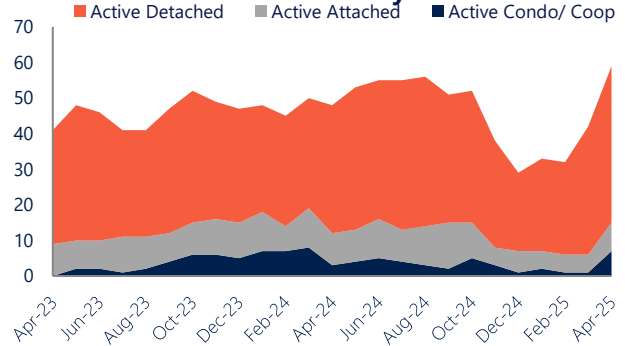
Units Sold

There was a decrease in total units sold in April, with 26 sold this month in Blue Bell, Five Points, and Plymouth Meeting versus 30 last month, a decrease of 13%. This month's total units sold was higher than at this time last year, an increase of 24% versus April 2024.

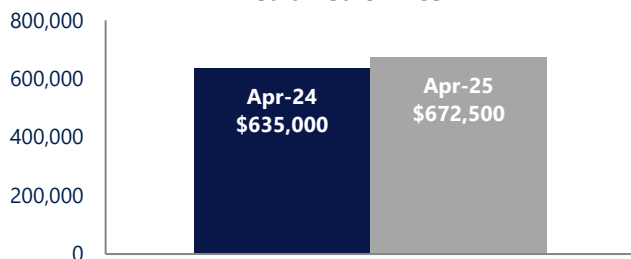
Active Inventory

Versus last year, the total number of homes available this month is higher by 11 units or 23%. The total number of active inventory this April was 59 compared to 48 in April 2024. This month's total of 59 is higher than the previous month's total supply of available inventory of 42, an increase of 40%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Blue Bell, Five Points, and Plymouth Meeting Homes was \$635,000. This April, the median sale price was \$672,500, an increase of 6% or \$37,500 compared to last year. The current median sold price is 12% 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.

Blue Bell, Five Points, and Plymouth Meeting are defined as properties listed in zip code/s 19422 and 19462.

*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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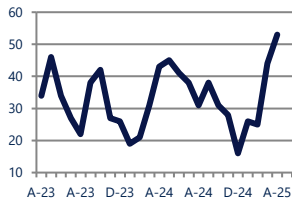
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APRIL 2025

Zip Code(s): 19422 and 19462

New Listings

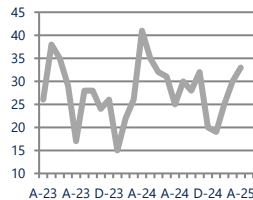
53



Up 23%
Vs. Year Ago

Current Contracts

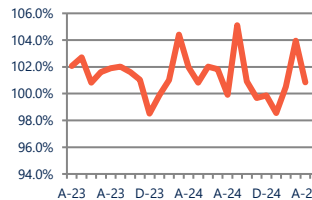
33



Down -20%
Vs. Year Ago

Sold Vs. List Price

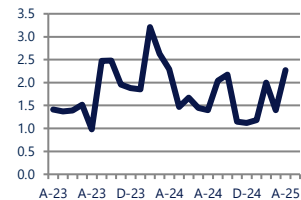
100.9%



Down -1.1%
Vs. Year Ago

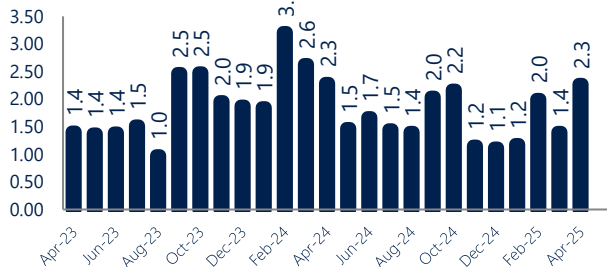
Months of Supply

2.3



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

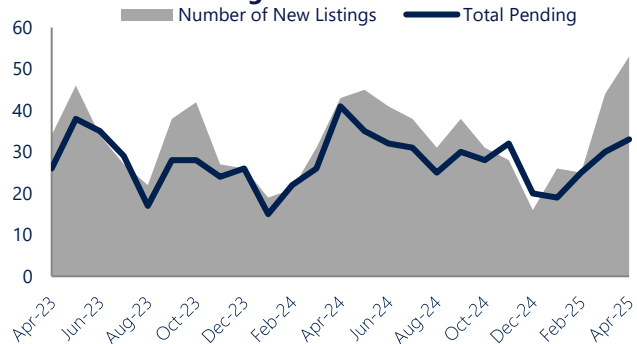
In April, there was 2.3 months of supply available in Blue Bell, Five Points, and Plymouth Meeting. The amount of supply is similar compared to a year ago.

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.

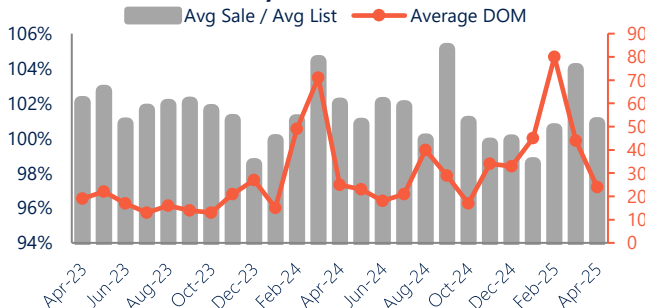
New Listings & Current Contracts

This month there were 53 homes newly listed for sale in Blue Bell, Five Points, and Plymouth Meeting compared to 43 in April 2024, an increase of 23%. There were 33 current contracts pending sale this April compared to 41 a year ago. The number of current contracts is 20% 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 Blue Bell, Five Points, and Plymouth Meeting was 100.9% of the average list price, which is 1.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 24, lower than the average last year, which was 25, a decrease of 4%.

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