

THE LONG & FOSTER MARKET MINUTE™

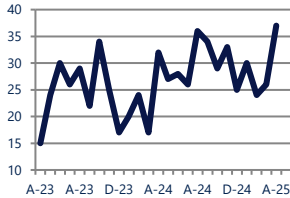
FOCUS ON: **BRIDGEPORT AND KING OF PRUSSIA HOUSING MARKET**

APRIL 2025

Zip Code(s): 19406 and 19405

Units Sold

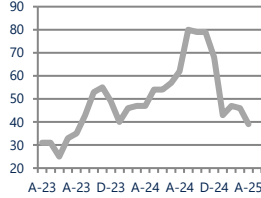
37



Up
Vs. Year Ago

Active Inventory

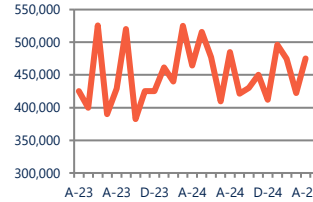
39



Down -17%
Vs. Year Ago

Median Sale Price

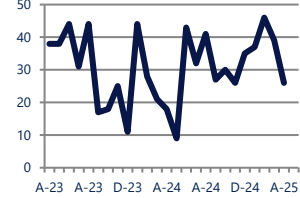
\$475,000



Up 2%
Vs. Year Ago

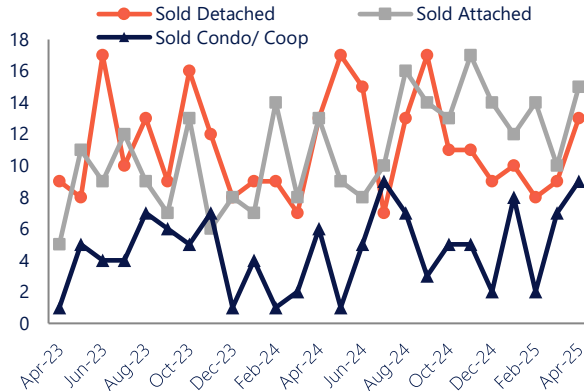
Days On Market

26



Up 44%
Vs. Year Ago

Units Sold*



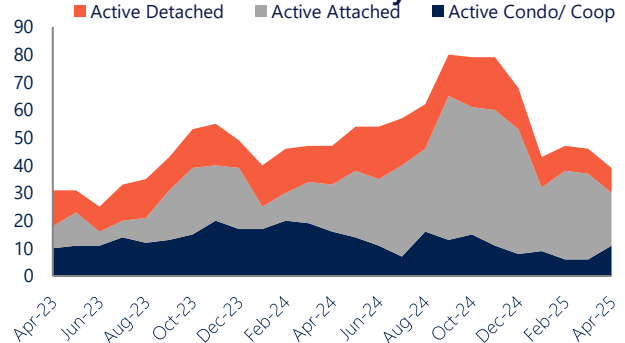
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 37 sold this month in Bridgeport and King of Prussia. This month's total units sold was higher than at this time last year, an increase from April 2024.

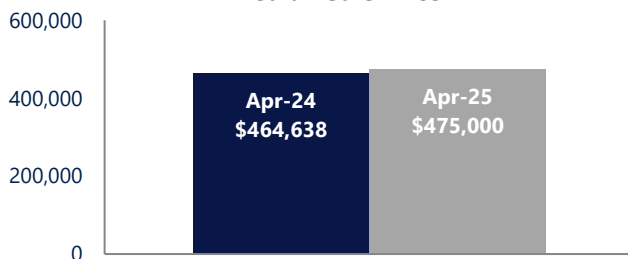
Active Inventory

Versus last year, the total number of homes available this month is lower by 8 units or 17%. The total number of active inventory this April was 39 compared to 47 in April 2024. This month's total of 39 is lower than the previous month's total supply of available inventory of 46, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Bridgeport and King of Prussia Homes was \$464,638. This April, the median sale price was \$475,000, an increase of 2% or \$10,362 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.

Bridgeport and King of Prussia are defined as properties listed in zip code/s 19406 and 19405.

*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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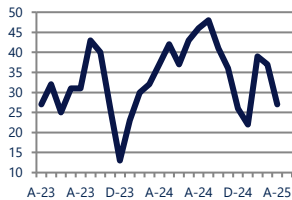
FOCUS ON: **BRIDGEPORT AND KING OF PRUSSIA HOUSING MARKET**

APRIL 2025

Zip Code(s): 19406 and 19405

New Listings

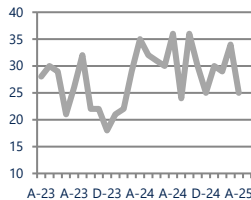
27



Down -27%
Vs. Year Ago

Current Contracts

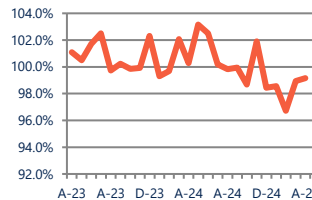
25



Down -29%
Vs. Year Ago

Sold Vs. List Price

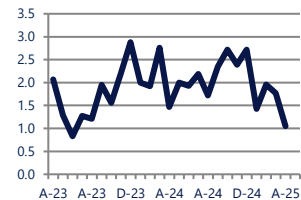
99.2%



Down -1.1%
Vs. Year Ago

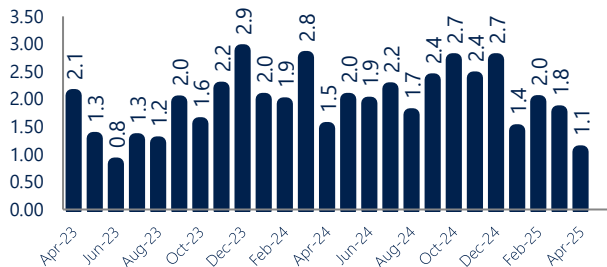
Months of Supply

1.1



Down -29%
Vs. Year Ago

Months Of Supply



Months of Supply

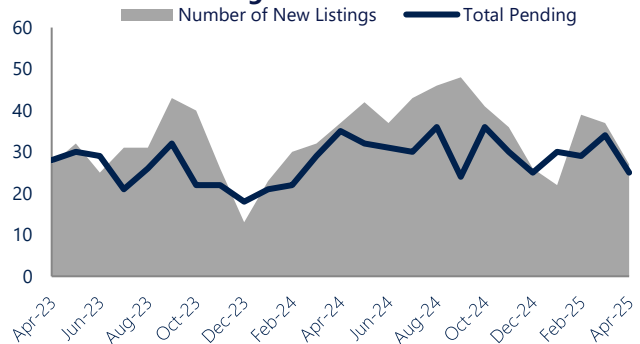
In April, there was 1.1 months of supply available in Bridgeport and King of Prussia, compared to 1.5 in April 2024. That is a decrease of 28% versus a year ago.

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.

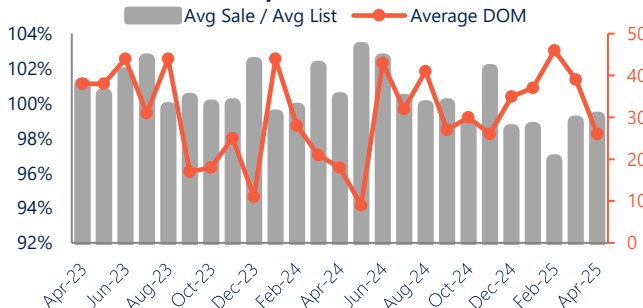
New Listings & Current Contracts

This month there were 27 homes newly listed for sale in Bridgeport and King of Prussia compared to 37 in April 2024, a decrease of 27%. There were 25 current contracts pending sale this April compared to 35 a year ago. The number of current contracts is 29% 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 Bridgeport and King of Prussia was 99.2% 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 26, higher than the average last year, which was 18, an increase of 44%.

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