

THE LONG & FOSTER MARKET MINUTE™

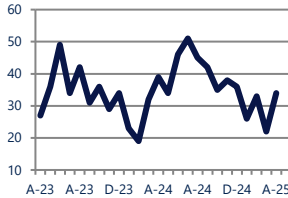
FOCUS ON: **BUCKINGHAM AND NEW HOPE HOUSING MARKET**

APRIL 2025

Zip Code(s): 18902, 18938, 18913, 18928, 18933, 18931 and 18912

Units Sold

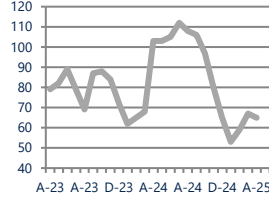
34



Down
Vs. Year Ago

Active Inventory

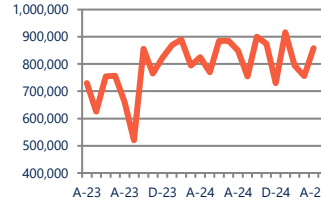
65



Down -37%
Vs. Year Ago

Median Sale Price

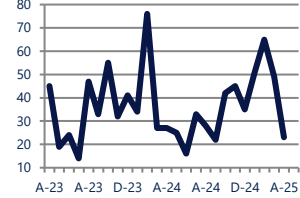
\$857,500



Up 4%
Vs. Year Ago

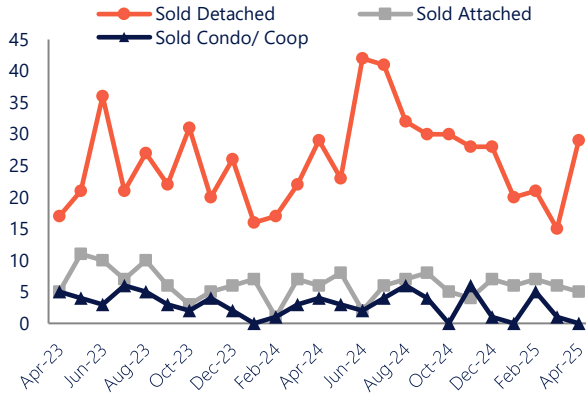
Days On Market

23



Down -15%
Vs. Year Ago

Units Sold*



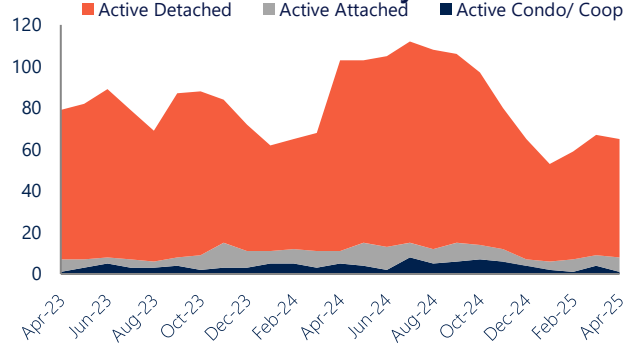
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 34 sold this month in Buckingham and New Hope. This month's total units sold was lower than at this time last year, a decrease from April 2024.

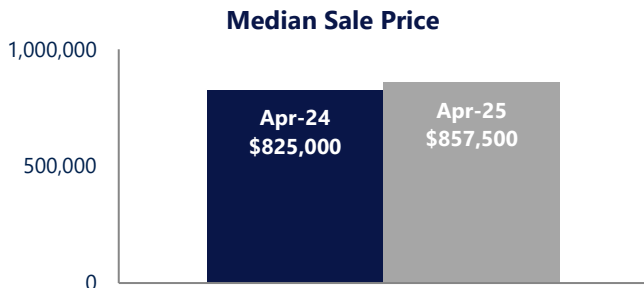
Active Inventory

Versus last year, the total number of homes available this month is lower by 38 units or 37%. The total number of active inventory this April was 65 compared to 103 in April 2024. This month's total of 65 is lower than the previous month's total supply of available inventory of 67, a decrease of 3%.

Active Inventory*



Median Sale Price



Last April, the median sale price for Buckingham and New Hope Homes was \$825,000. This April, the median sale price was \$857,500, an increase of 4% or \$32,500 compared to last year. The current median sold price is 13% 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.

Buckingham and New Hope are defined as properties listed in zip code/s 18902, 18938, 18913, 18928, 18933, 18931 and 18912.

*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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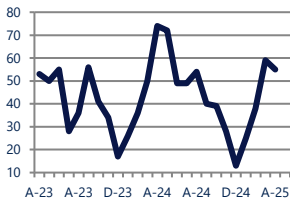
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APRIL 2025

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New Listings

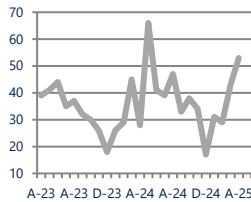
55



Down -26%
Vs. Year Ago

Current Contracts

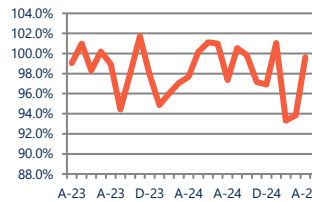
53



Up 89%
Vs. Year Ago

Sold Vs. List Price

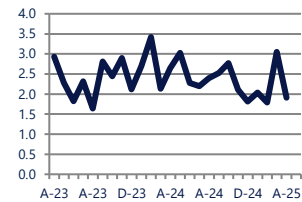
99.6%



Up 2%
Vs. Year Ago

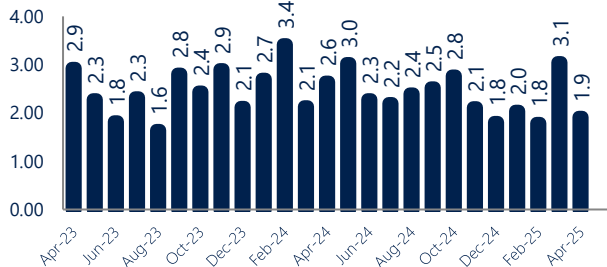
Months of Supply

1.9



Down -28%
Vs. Year Ago

Months Of Supply



Months of Supply

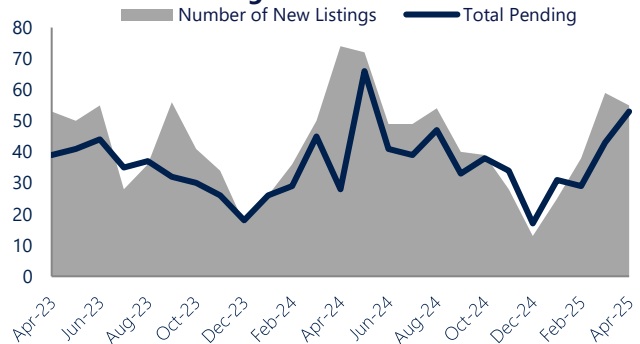
In April, there was 1.9 months of supply available in Buckingham and New Hope, compared to 2.6 in April 2024. That is a decrease of 28% versus a year ago.

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.

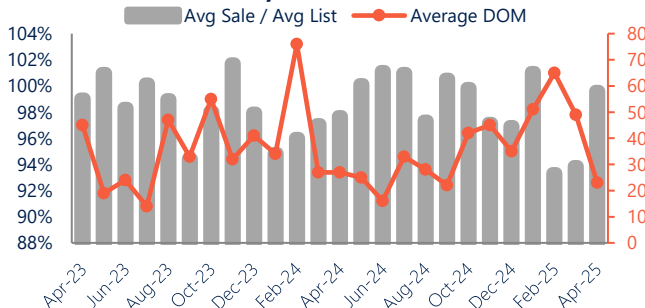
New Listings & Current Contracts

This month there were 55 homes newly listed for sale in Buckingham and New Hope compared to 74 in April 2024, a decrease of 26%. There were 53 current contracts pending sale this April compared to 28 a year ago. The number of current contracts is 89% 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 Buckingham and New Hope was 99.6% of the average list price, which is 1.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 23, lower than the average last year, which was 27, a decrease of 15%.

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