

THE LONG & FOSTER MARKET MINUTE™

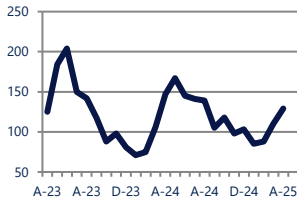
FOCUS ON: CITY CENTER, FAIRMOUNT, AND CALLOWHILL HOUSING MARKET

APRIL 2025

Zip Code(s): 19103, 19102, 19106, 19107, 19130 and 19123

Units Sold

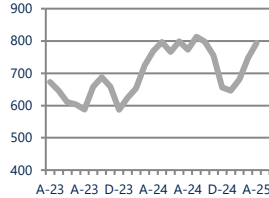
129



Down -12%
Vs. Year Ago

Active Inventory

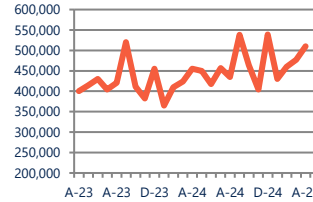
794



Up 3%
Vs. Year Ago

Median Sale Price

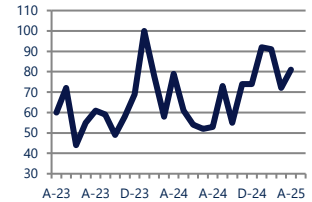
\$510,000



Up 12%
Vs. Year Ago

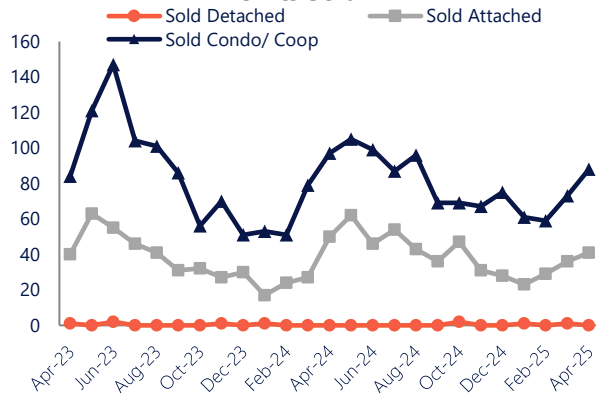
Days On Market

81



Up 3%
Vs. Year Ago

Units Sold*



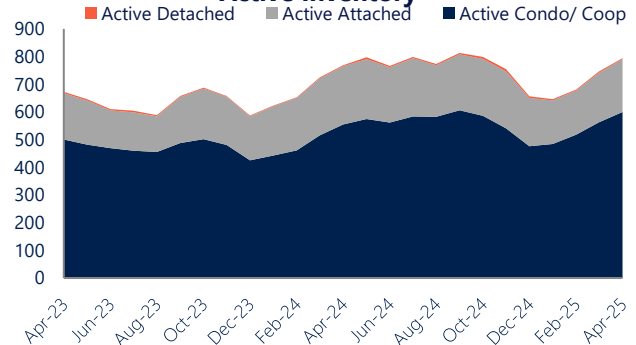
Units Sold

There was an increase in total units sold in April, with 129 sold this month in City Center, Fairmount, and Callowhill versus 110 last month, an increase of 17%. This month's total units sold was lower than at this time last year, a decrease of 12% versus April 2024.

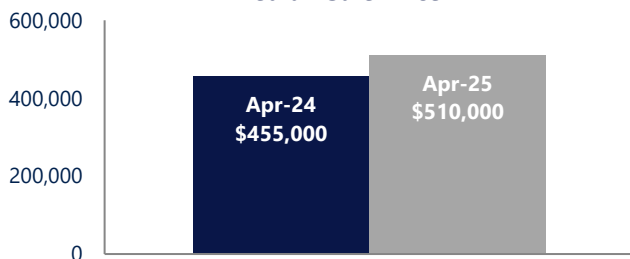
Active Inventory

Versus last year, the total number of homes available this month is higher by 25 units or 3%. The total number of active inventory this April was 794 compared to 769 in April 2024. This month's total of 794 is higher than the previous month's total supply of available inventory of 747, an increase of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for City Center, Fairmount, and Callowhill Homes was \$455,000. This April, the median sale price was \$510,000, an increase of 12% or \$55,000 compared to last year. The current median sold price is 7% 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.

City Center, Fairmount, and Callowhill are defined as properties listed in zip code/s 19103, 19102, 19106, 19107, 19130 and 19123.

*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.

THE LONG & FOSTER MARKET MINUTE™

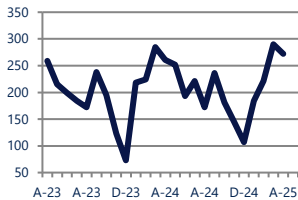
FOCUS ON: CITY CENTER, FAIRMOUNT, AND CALLOWHILL HOUSING MARKET

APRIL 2025

Zip Code(s): 19103, 19102, 19106, 19107, 19130 and 19123

New Listings

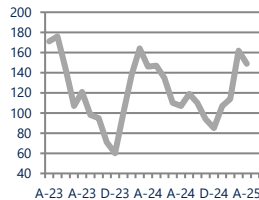
272



Up 4%
Vs. Year Ago

Current Contracts

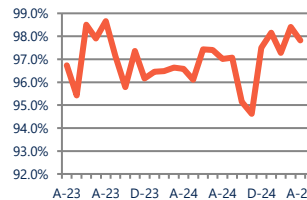
149



Up 2%
Vs. Year Ago

Sold Vs. List Price

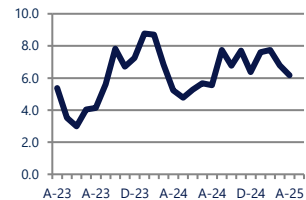
97.8%



Up 1.3%
Vs. Year Ago

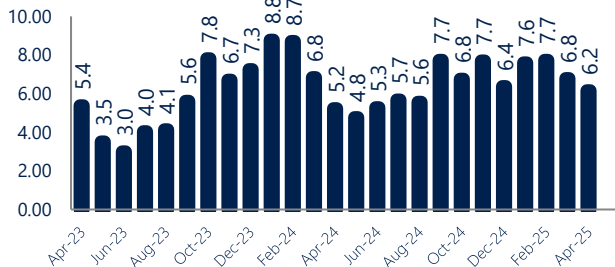
Months of Supply

6.2



Up 18%
Vs. Year Ago

Months Of Supply



Months of Supply

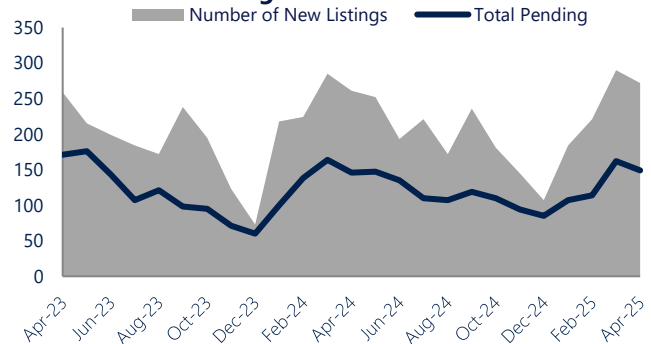
In April, there was 6.2 months of supply available in City Center, Fairmount, and Callowhill, compared to 5.2 in April 2024. That is an increase of 18% versus a year ago.

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.

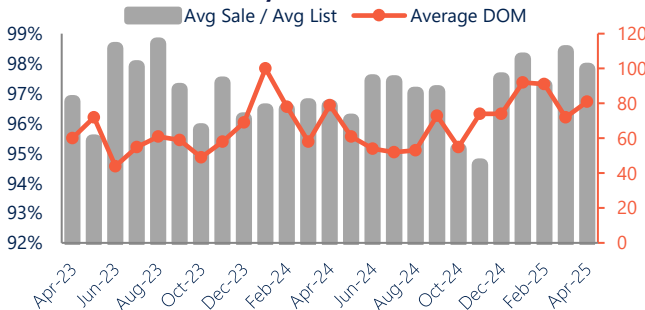
New Listings & Current Contracts

This month there were 272 homes newly listed for sale in City Center, Fairmount, and Callowhill compared to 261 in April 2024, an increase of 4%. There were 149 current contracts pending sale this April compared to 146 a year ago. The number of current contracts is 2% 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 City Center, Fairmount, and Callowhill was 97.8% of the average list price, which is 1.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 81, higher than the average last year, which was 79, an increase of 3%.

City Center, Fairmount, and Callowhill are defined as properties listed in zip code/s 19103, 19102, 19106, 19107, 19130 and 19123.

*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.