

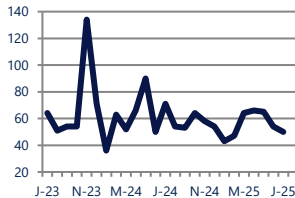
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: CITY LINE AVENUE, MT. AIRY, AND EAST FALLS HOUSING MARKET

JULY 2025

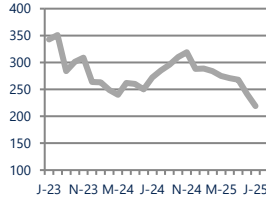
Zip Code(s): 19144, 19129 and 19140

Units Sold 50



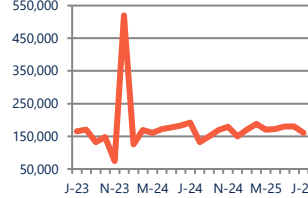
Down -30%
Vs. Year Ago

Active Inventory 219



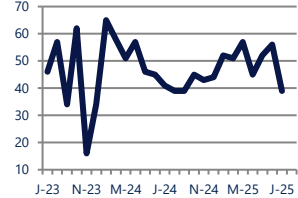
Down -19%
Vs. Year Ago

Median Sale Price \$160,000



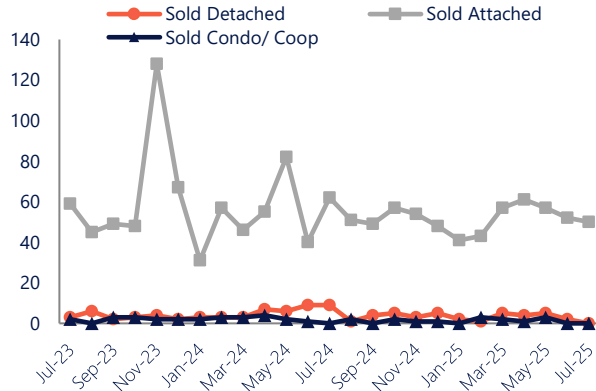
Down -17%
Vs. Year Ago

Days On Market 39



Down -5%
Vs. Year Ago

Units Sold*



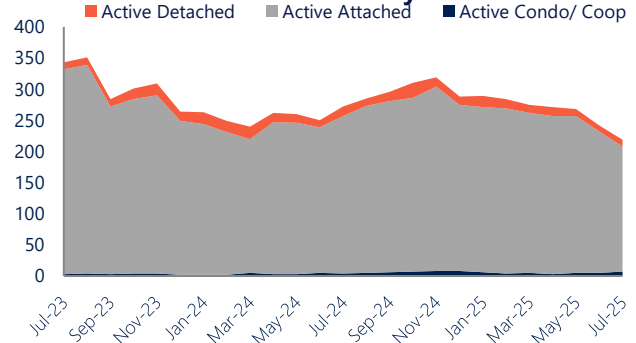
Units Sold

There was a decrease in total units sold in July, with 50 sold this month in City Line Avenue, Mt. Airy, and East Falls versus 54 last month, a decrease of 7%. This month's total units sold was lower than at this time last year, a decrease of 30% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 53 units or 19%. The total number of active inventory this July was 219 compared to 272 in July 2024. This month's total of 219 is lower than the previous month's total supply of available inventory of 242, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for City Line Avenue, Mt. Airy, and East Falls Homes was \$192,000. This July, the median sale price was \$160,000, a decrease of 17% or \$32,000 compared to last year. The current median sold price is 11% lower than in June.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

City Line Avenue, Mt. Airy, and East Falls are defined as properties listed in zip code/s 19144, 19129 and 19140.

*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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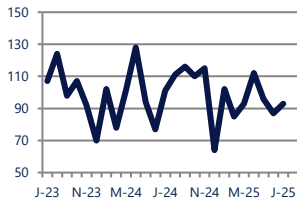
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JULY 2025

Zip Code(s): 19144, 19129 and 19140

New Listings

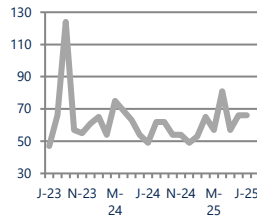
93



Down -8%
Vs. Year Ago

Current Contracts

66



Up 35%
Vs. Year Ago

Sold Vs. List Price

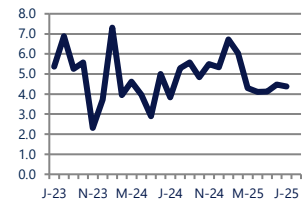
97.9%



Down -1.2%
Vs. Year Ago

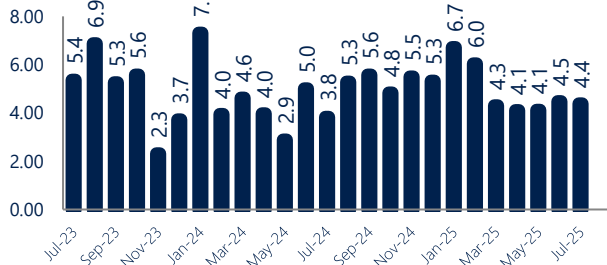
Months of Supply

4.4



Up 14%
Vs. Year Ago

Months Of Supply



Months of Supply

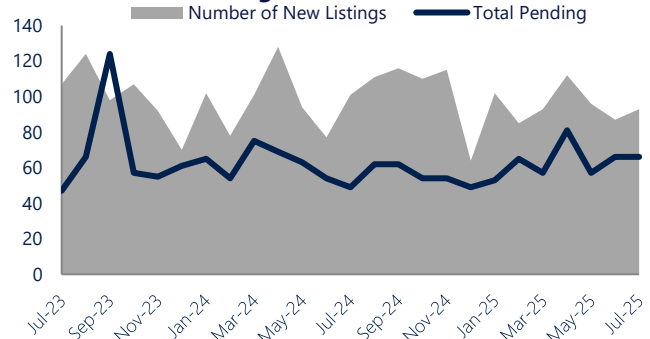
In July, there was 4.4 months of supply available in City Line Avenue, Mt. Airy, and East Falls, compared to 3.8 in July 2024. That is an increase of 14% versus a year ago.

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.

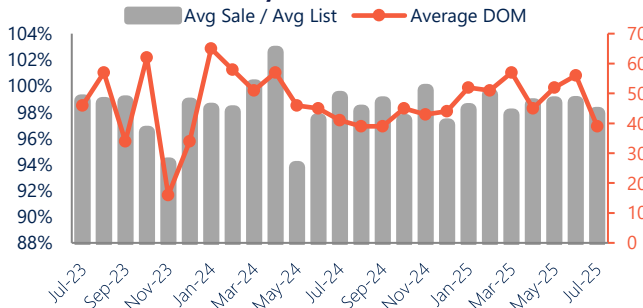
New Listings & Current Contracts

This month there were 93 homes newly listed for sale in City Line Avenue, Mt. Airy, and East Falls compared to 101 in July 2024, a decrease of 8%. There were 66 current contracts pending sale this July compared to 49 a year ago. The number of current contracts remained stable as compared to last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in City Line Avenue, Mt. Airy, and East Falls was 97.9% of the average list price, which is 1.2% lower than at this time last year.

Days On Market

This month, the average number of days on market was 39, lower than the average last year, which was 41, a decrease of 5%.

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