

THE LONG & FOSTER MARKET MINUTE™

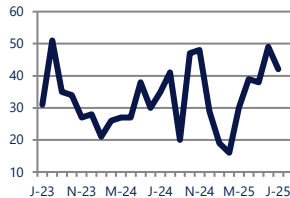
FOCUS ON: **COLLEGEVILLE HOUSING MARKET**

JULY 2025

Zip Code(s): 19426 and 19453

Units Sold

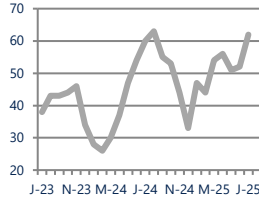
42



Up 20%
Vs. Year Ago

Active Inventory

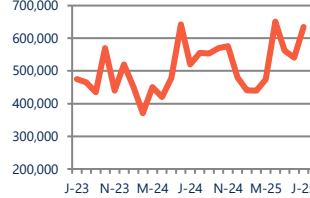
62



Up 3%
Vs. Year Ago

Median Sale Price

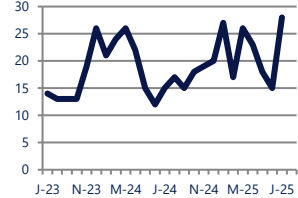
\$635,000



Up 22%
Vs. Year Ago

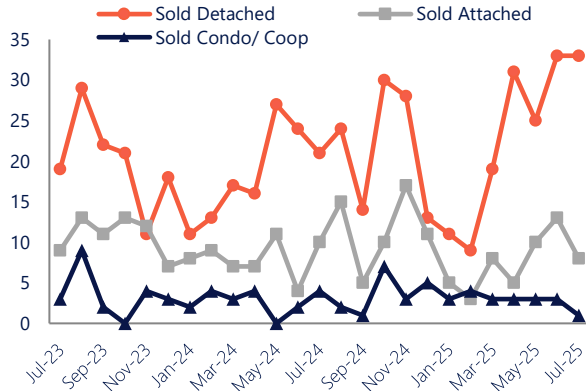
Days On Market

28



Up 87%
Vs. Year Ago

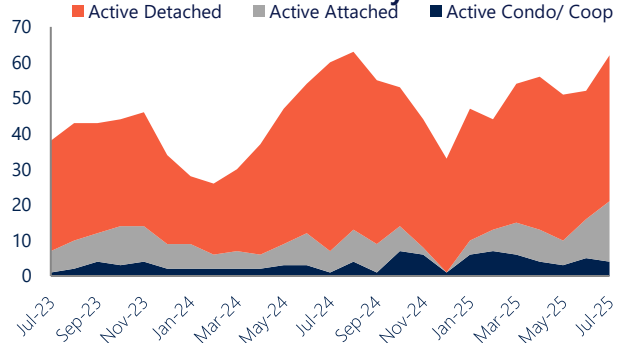
Units Sold*



Units Sold

There was a decrease in total units sold in July, with 42 sold this month in Collegeville versus 49 last month, a decrease of 14%. This month's total units sold was higher than at this time last year, an increase of 20% versus July 2024.

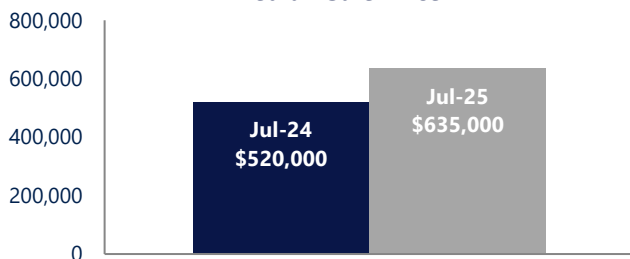
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 2 units or 3%. The total number of active inventory this July was 62 compared to 60 in July 2024. This month's total of 62 is higher than the previous month's total supply of available inventory of 52, an increase of 19%.

Median Sale Price



Median Sale Price

Last July, the median sale price for Collegeville Homes was \$520,000. This July, the median sale price was \$635,000, an increase of 22% or \$115,000 compared to last year. The current median sold price is 17% higher 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.

Collegeville are defined as properties listed in zip code/s 19426 and 19453.

*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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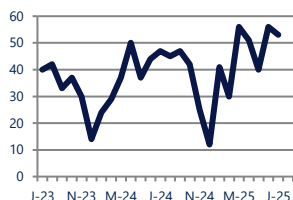
FOCUS ON: **COLLEGEVILLE HOUSING MARKET**

JULY 2025

Zip Code(s): 19426 and 19453

New Listings

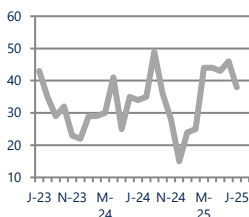
53



Up 13%
Vs. Year Ago

Current Contracts

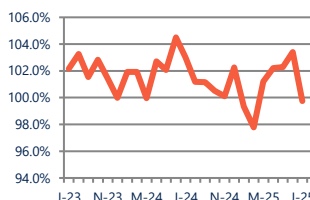
38



Up 12%
Vs. Year Ago

Sold Vs. List Price

99.8%



Down -3.1%
Vs. Year Ago

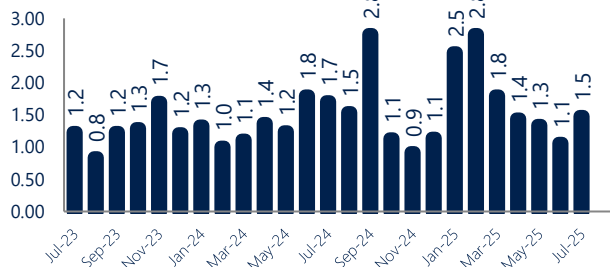
Months of Supply

1.5



Down -13%
Vs. Year Ago

Months Of Supply



Months of Supply

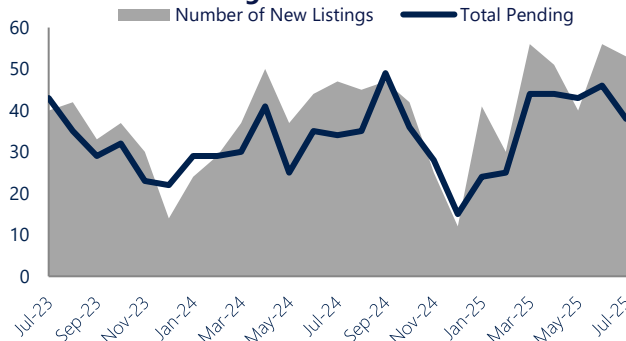
In July, there was 1.5 months of supply available in Collegeville, compared to 1.7 in July 2024. That is a decrease of 14% versus a year ago.

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.

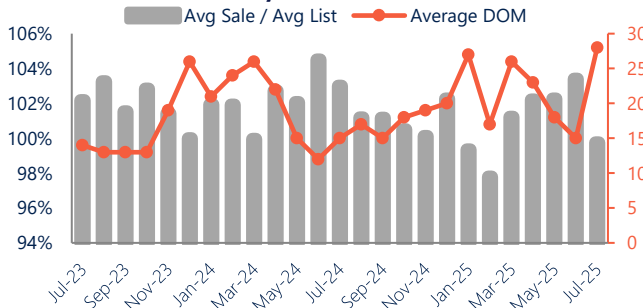
New Listings & Current Contracts

This month there were 53 homes newly listed for sale in Collegeville compared to 47 in July 2024, an increase of 13%. There were 38 current contracts pending sale this July compared to 34 a year ago. The number of current contracts is 12% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Collegeville was 99.8% of the average list price, which is 3.2% lower than at this time last year.

Days On Market

This month, the average number of days on market was 28, higher than the average last year, which was 15, an increase of 87%.

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