

THE LONG & FOSTER MARKET MINUTE™

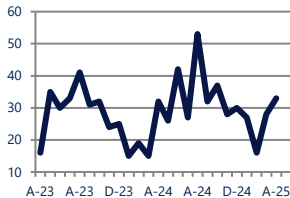
FOCUS ON: **CONSHOHOCKEN AND LAFAYETTE HILL HOUSING MARKET**

APRIL 2025

Zip Code(s): 19428 and 19444

Units Sold

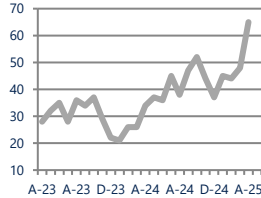
33



Up 3%
Vs. Year Ago

Active Inventory

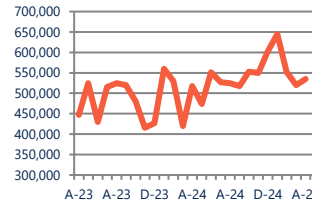
65



Up 91%
Vs. Year Ago

Median Sale Price

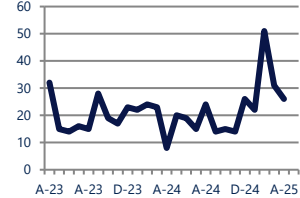
\$535,000



Up 3%
Vs. Year Ago

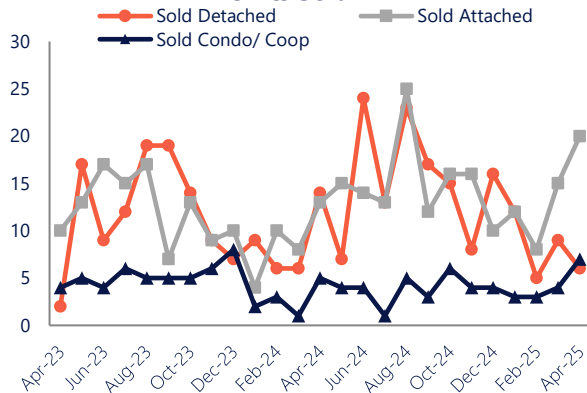
Days On Market

26



Up
Vs. Year Ago

Units Sold*



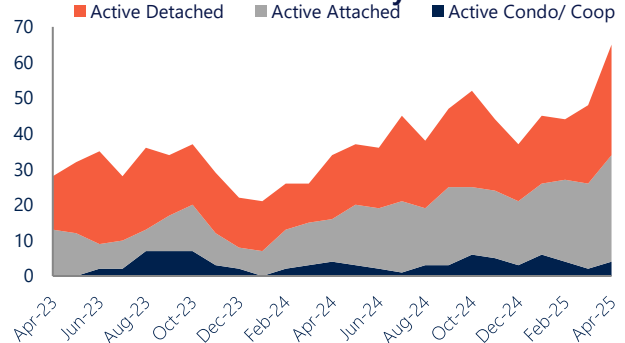
Units Sold

There was an increase in total units sold in April, with 33 sold this month in Conshohocken and Lafayette Hill versus 28 last month, an increase of 18%. This month's total units sold was higher than at this time last year, an increase of 3% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 31 units or 91%. The total number of active inventory this April was 65 compared to 34 in April 2024. This month's total of 65 is higher than the previous month's total supply of available inventory of 48, an increase of 35%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Conshohocken and Lafayette Hill Homes was \$517,500. This April, the median sale price was \$535,000, an increase of 3% or \$17,500 compared to last year. The current median sold price is 3% 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.

Conshohocken and Lafayette Hill are defined as properties listed in zip code/s 19428 and 19444.

*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™

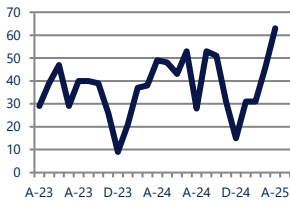
FOCUS ON: **CONSHOHOCKEN AND LAFAYETTE HILL HOUSING MARKET**

APRIL 2025

Zip Code(s): 19428 and 19444

New Listings

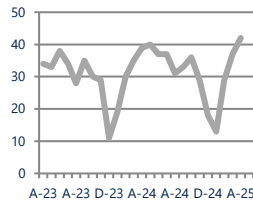
63



Up 29%
Vs. Year Ago

Current Contracts

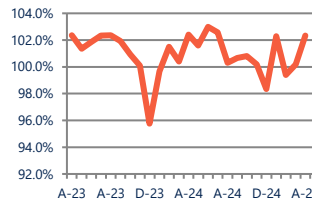
42



Up 8%
Vs. Year Ago

Sold Vs. List Price

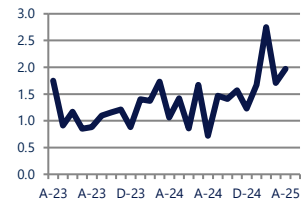
102.3%



No Change
Vs. Year Ago

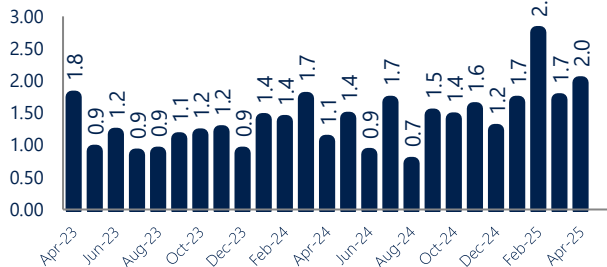
Months of Supply

2.0



Up 86%
Vs. Year Ago

Months Of Supply



Months of Supply

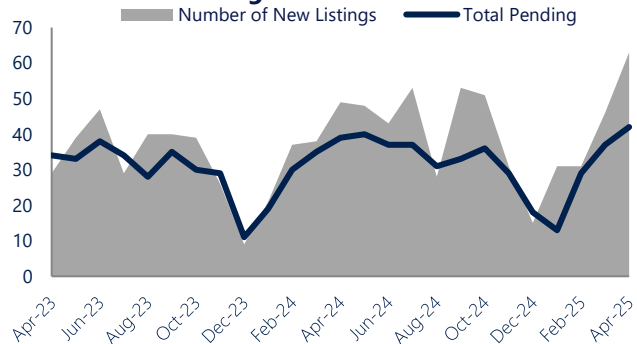
In April, there was 2.0 months of supply available in Conshohocken and Lafayette Hill, compared to 1.1 in April 2024. That is an increase of 85% versus a year ago.

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.

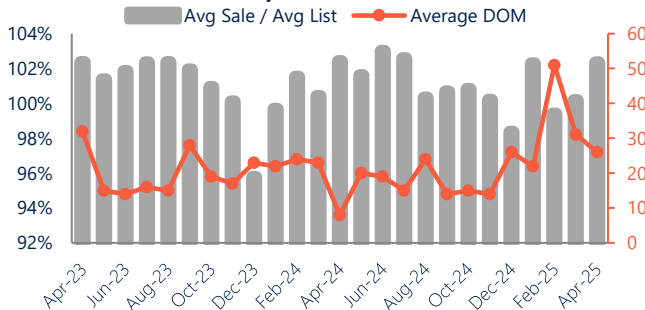
New Listings & Current Contracts

This month there were 63 homes newly listed for sale in Conshohocken and Lafayette Hill compared to 49 in April 2024, an increase of 29%. There were 42 current contracts pending sale this April compared to 39 a year ago. The number of current contracts is 8% 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 Conshohocken and Lafayette Hill was 102.3% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 26, higher than the average last year, which was 8. This increase was impacted by the limited number of sales.

Conshohocken and Lafayette Hill are defined as properties listed in zip code/s 19428 and 19444.

*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.