

THE LONG & FOSTER MARKET MINUTE™

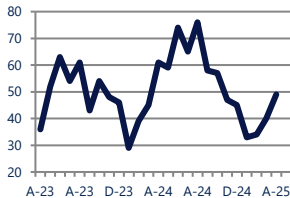
FOCUS ON: **DOWNTOWNTOWN HOUSING MARKET**

APRIL 2025

Zip Code(s): 19335 and 19372

Units Sold

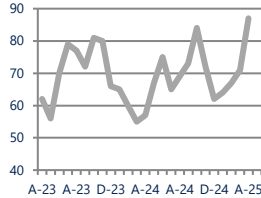
49



Down -20%
Vs. Year Ago

Active Inventory

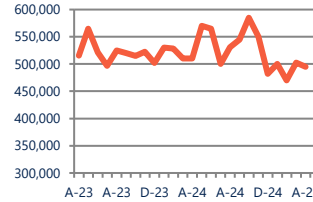
87



Up 53%
Vs. Year Ago

Median Sale Price

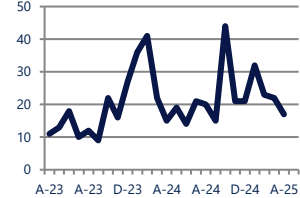
\$495,000



Down -3%
Vs. Year Ago

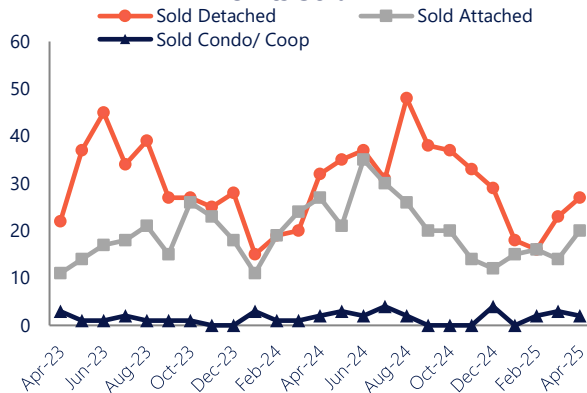
Days On Market

17



Up 13%
Vs. Year Ago

Units Sold*



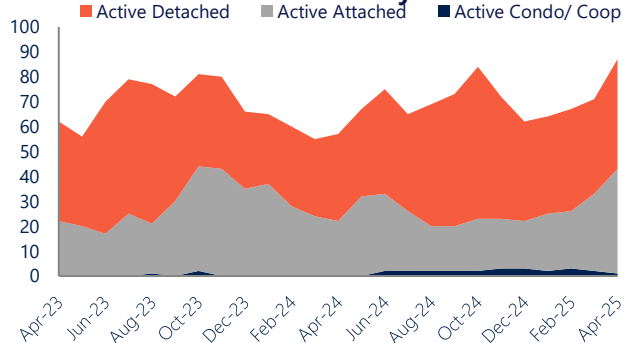
Units Sold

There was an increase in total units sold in April, with 49 sold this month in Downton versus 40 last month, an increase of 23%. This month's total units sold was lower than at this time last year, a decrease of 20% versus April 2024.

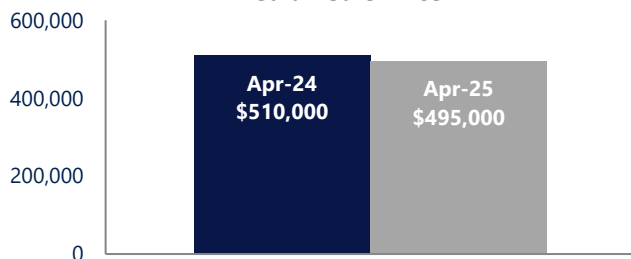
Active Inventory

Versus last year, the total number of homes available this month is higher by 30 units or 53%. The total number of active inventory this April was 87 compared to 57 in April 2024. This month's total of 87 is higher than the previous month's total supply of available inventory of 71, an increase of 23%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Downton Homes was \$510,000. This April, the median sale price was \$495,000, a decrease of 3% or \$15,000 compared to last year. The current median sold price is 1% lower 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.

Downton are defined as properties listed in zip code/s 19335 and 19372.

*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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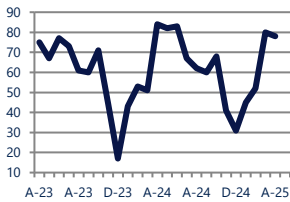
FOCUS ON: **DOWNTOWNSHIP HOUSING MARKET**

APRIL 2025

Zip Code(s): 19335 and 19372

New Listings

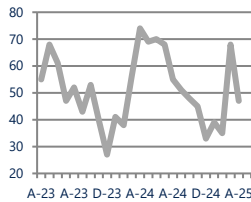
78



Down -7%
Vs. Year Ago

Current Contracts

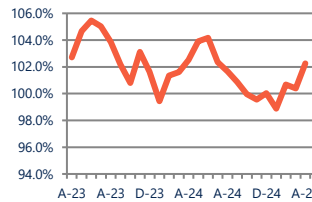
47



Down -36%
Vs. Year Ago

Sold Vs. List Price

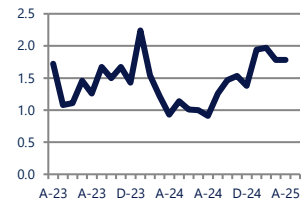
102.3%



No Change
Vs. Year Ago

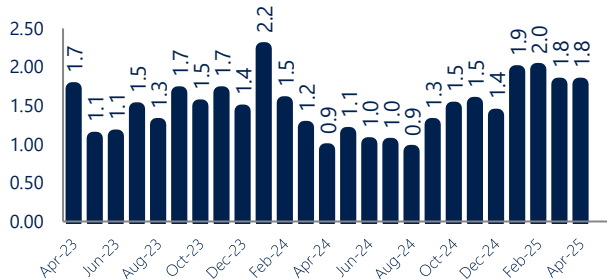
Months of Supply

1.8



Up 91%
Vs. Year Ago

Months Of Supply



Months of Supply

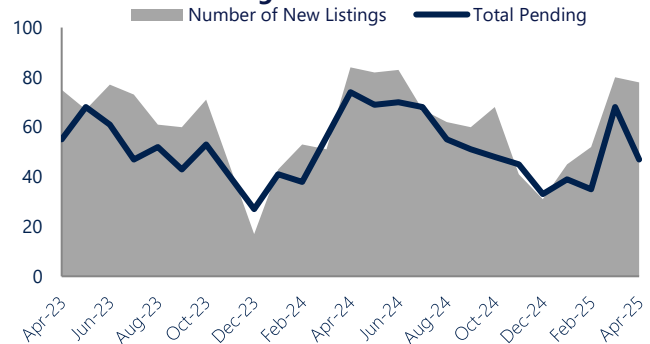
In April, there was 1.8 months of supply available in DOWNTOWNSHIP, compared to 0.9 in April 2024. That is an increase of 90% versus a year ago.

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.

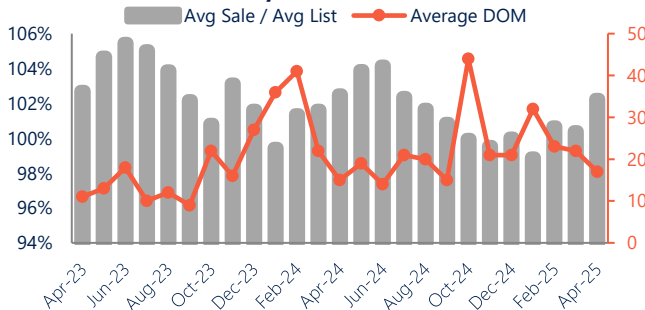
New Listings & Current Contracts

This month there were 78 homes newly listed for sale in DOWNTOWNSHIP compared to 84 in April 2024, a decrease of 7%. There were 47 current contracts pending sale this April compared to 74 a year ago. The number of current contracts is 36% lower 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 DOWNTOWNSHIP 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 17, higher than the average last year, which was 15, an increase of 13%.

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