

THE LONG & FOSTER MARKET MINUTE™

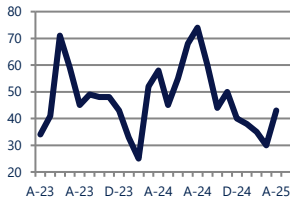
FOCUS ON: **DOYLESTOWN AND FURLONG HOUSING MARKET**

APRIL 2025

Zip Code(s): 18901, 18902 and 18925

Units Sold

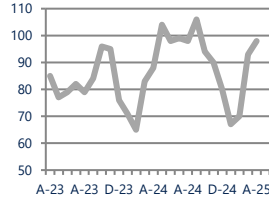
43



Down -26%
Vs. Year Ago

Active Inventory

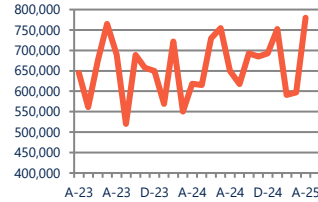
98



Up 11%
Vs. Year Ago

Median Sale Price

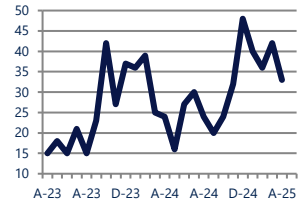
\$780,000



Up 26%
Vs. Year Ago

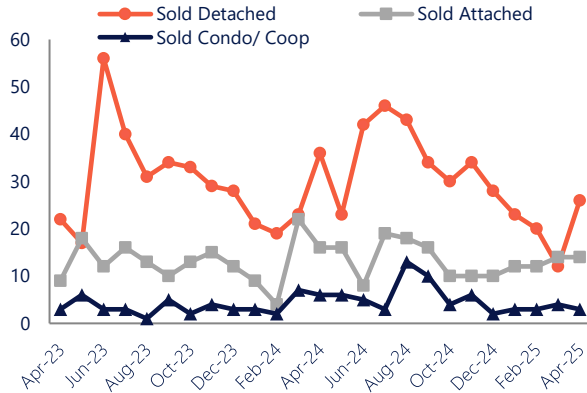
Days On Market

33



Up 38%
Vs. Year Ago

Units Sold*



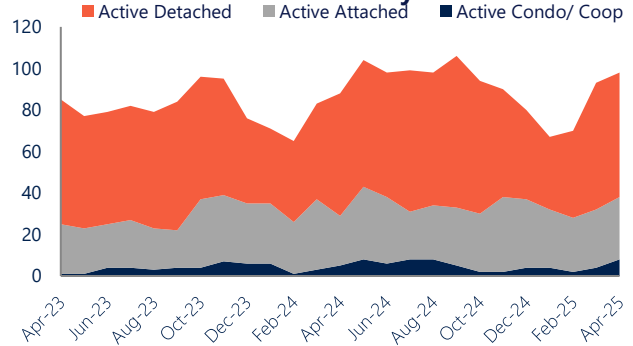
Units Sold

There was an increase in total units sold in April, with 43 sold this month in Doylestown and Furlong. This month's total units sold was lower than at this time last year.

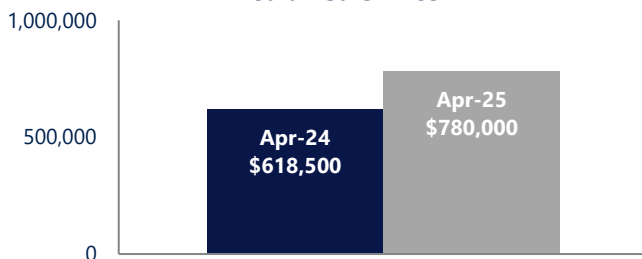
Active Inventory

Versus last year, the total number of homes available this month is higher by 10 units or 11%. The total number of active inventory this April was 98 compared to 88 in April 2024. This month's total of 98 is higher than the previous month's total supply of available inventory of 93, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Doylestown and Furlong Homes was \$618,500. This April, the median sale price was \$780,000, an increase of \$161,500 compared to last year. The current median sold price is 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.

Doylestown and Furlong are defined as properties listed in zip code/s 18901, 18902 and 18925.

*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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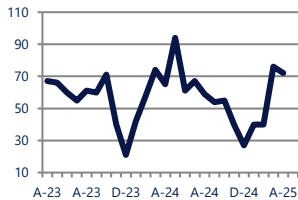
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APRIL 2025

Zip Code(s): 18901, 18902 and 18925

New Listings

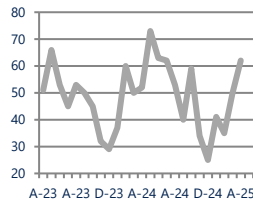
72



Up 11%
Vs. Year Ago

Current Contracts

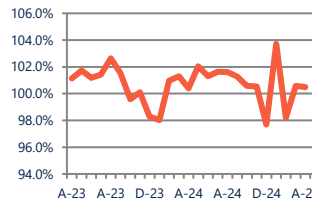
62



Up 19%
Vs. Year Ago

Sold Vs. List Price

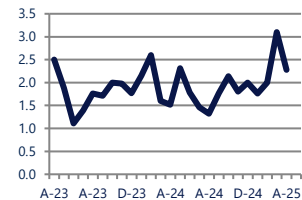
100.5%



No Change
Vs. Year Ago

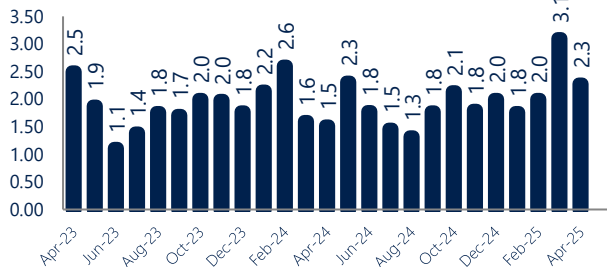
Months of Supply

2.3



Up 50%
Vs. Year Ago

Months Of Supply



Months of Supply

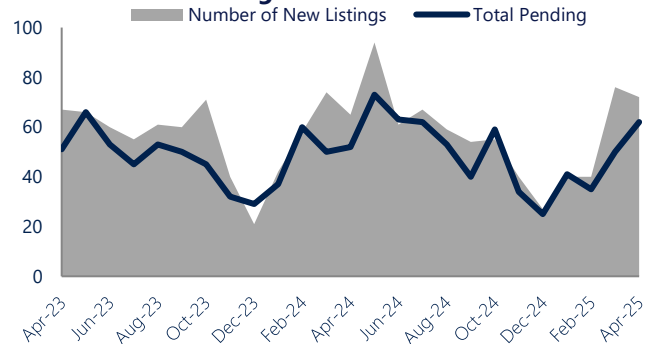
In April, there was 2.3 months of supply available in Doylestown and Furlong, compared to 1.5 in April 2024. That is an increase of 50% versus a year ago.

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.

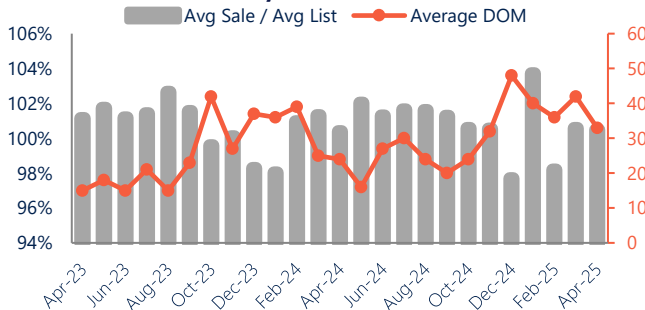
New Listings & Current Contracts

This month there were 72 homes newly listed for sale in Doylestown and Furlong compared to 65 in April 2024, an increase of 11%. There were 62 current contracts pending sale this April compared to 52 a year ago. The number of current contracts is 19% 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 Doylestown and Furlong was 100.5% 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 33, higher than the average last year, which was 24, an increase of 38%.

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