

# THE LONG & FOSTER MARKET MINUTE™

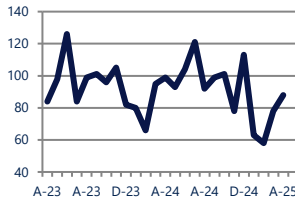
FOCUS ON: **FAR NORTHEAST PHILADELPHIA HOUSING MARKET**

APRIL 2025

Zip Code(s): 19116, 19115, 19114 and 19154

## Units Sold

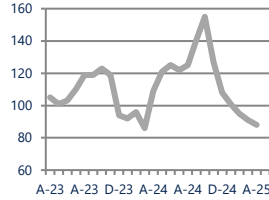
88



**Down -11%**  
Vs. Year Ago

## Active Inventory

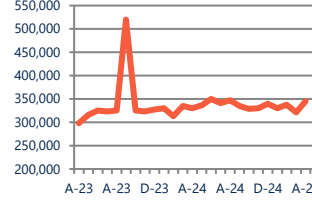
88



**Down -19%**  
Vs. Year Ago

## Median Sale Price

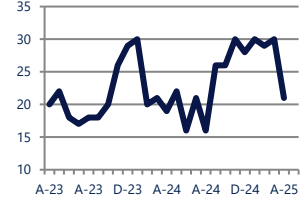
\$345,000



**Up 5%**  
Vs. Year Ago

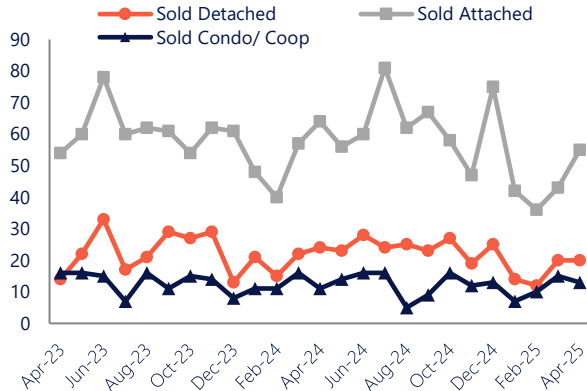
## Days On Market

21



**Up 11%**  
Vs. Year Ago

## Units Sold\*



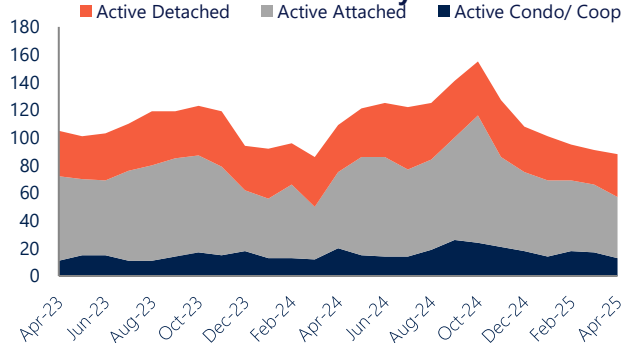
## Units Sold

There was an increase in total units sold in April, with 88 sold this month in Far Northeast Philadelphia versus 78 last month, an increase of 13%. This month's total units sold was lower than at this time last year, a decrease of 11% versus April 2024.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 21 units or 19%. The total number of active inventory this April was 88 compared to 109 in April 2024. This month's total of 88 is lower than the previous month's total supply of available inventory of 91, a decrease of 3%.

## Active Inventory\*

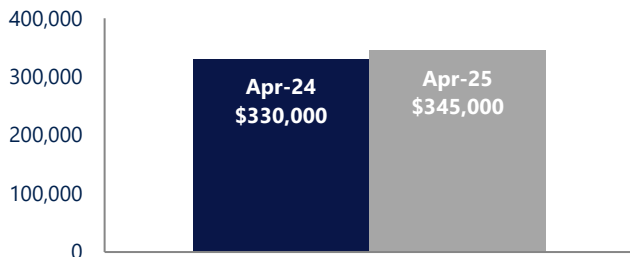


## Median Sale Price

Last April, the median sale price for Far Northeast Philadelphia Homes was \$330,000. This April, the median sale price was \$345,000, an increase of 5% or \$15,000 compared to last year. The current median sold price is 7% 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.

## Median Sale Price



Far Northeast Philadelphia are defined as properties listed in zip code/s 19116, 19115, 19114 and 19154.

\*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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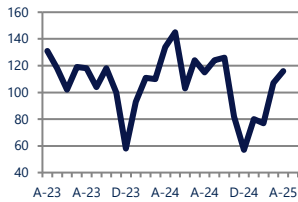
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APRIL 2025

Zip Code(s): 19116, 19115, 19114 and 19154

### New Listings

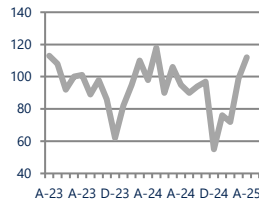
116



**Down -13%**  
Vs. Year Ago

### Current Contracts

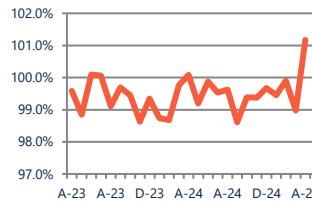
112



**Up 14%**  
Vs. Year Ago

### Sold Vs. List Price

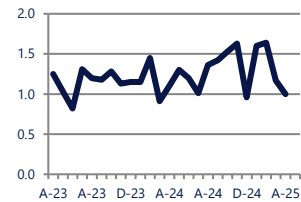
101.2%



**Up 1.1%**  
Vs. Year Ago

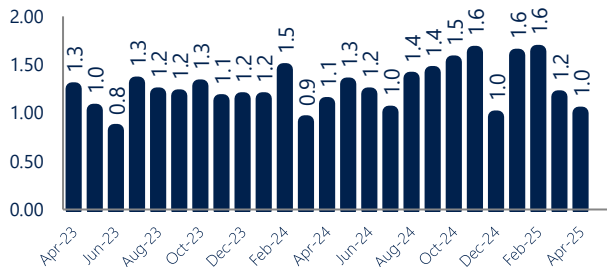
### Months of Supply

1.0



**Down -9%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

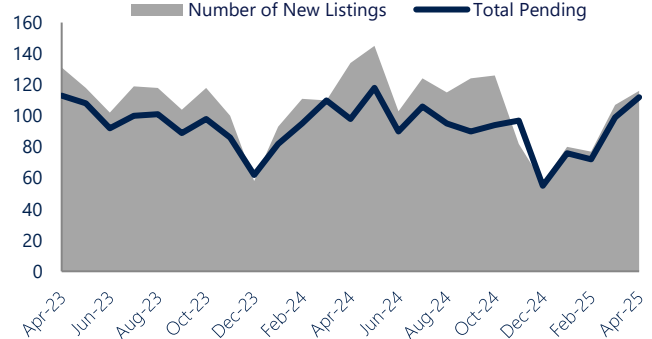
In April, there was 1.0 months of supply available in Far Northeast Philadelphia, compared to 1.1 in April 2024. That is a decrease of 9% versus a year ago.

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.

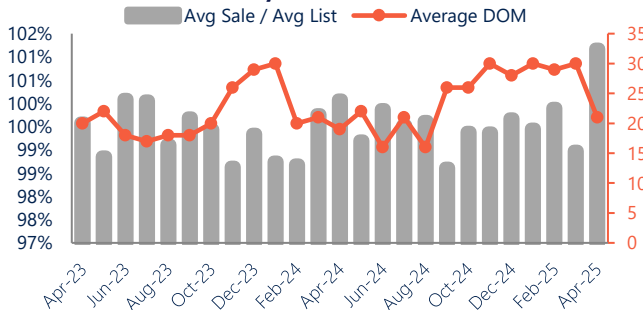
### New Listings & Current Contracts

This month there were 116 homes newly listed for sale in Far Northeast Philadelphia compared to 134 in April 2024, a decrease of 13%. There were 112 current contracts pending sale this April compared to 98 a year ago. The number of current contracts is 14% 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 Far Northeast Philadelphia was 101.2% of the average list price, which is 1.1% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 21, higher than the average last year, which was 19, an increase of 11%.

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