

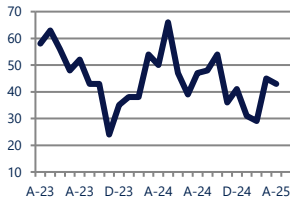
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FISHTOWN HOUSING MARKET**

APRIL 2025

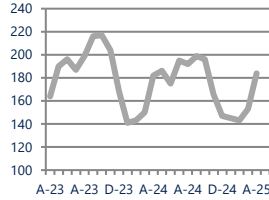
Zip Code(s): 19125

Units Sold
43



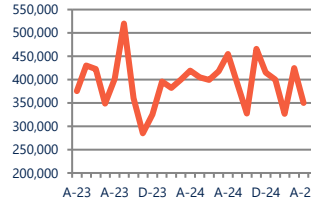
Down -14%
Vs. Year Ago

Active Inventory
184



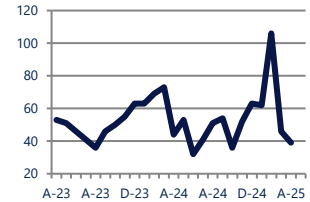
Up 1%
Vs. Year Ago

Median Sale Price
\$350,000

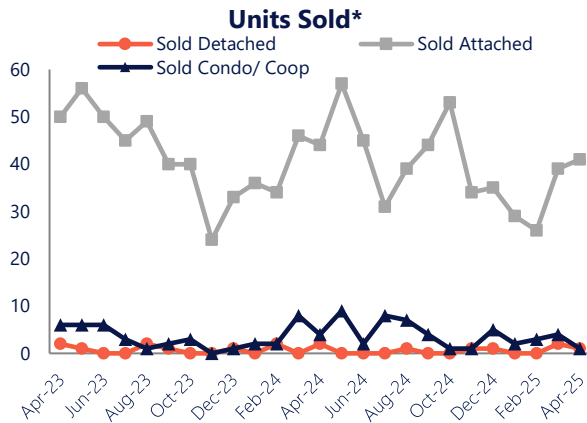


Down -17%
Vs. Year Ago

Days On Market
39



Down -11%
Vs. Year Ago

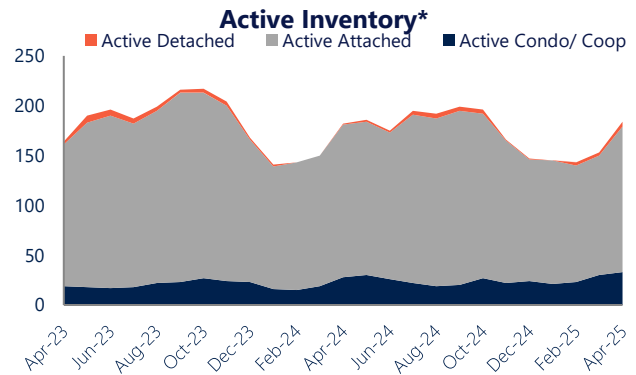


Units Sold

There was a decrease in total units sold in April, with 43 sold this month in Fishtown versus 45 last month, a decrease of 4%. This month's total units sold was lower than at this time last year, a decrease of 14% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 2 units or 1%. The total number of active inventory this April was 184 compared to 182 in April 2024. This month's total of 184 is higher than the previous month's total supply of available inventory of 153, an increase of 20%.



Median Sale Price



Median Sale Price

Last April, the median sale price for Fishtown Homes was \$419,500. This April, the median sale price was \$350,000, a decrease of 17% or \$69,500 compared to last year. The current median sold price is 18% 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.

Fishtown are defined as properties listed in zip code/s 19125.

*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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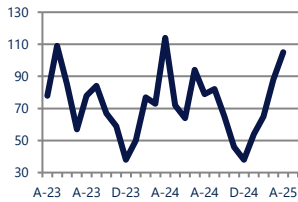
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APRIL 2025

Zip Code(s): 19125

New Listings

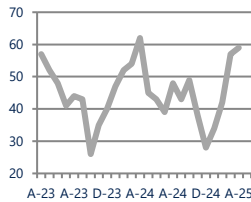
105



Down -8%
Vs. Year Ago

Current Contracts

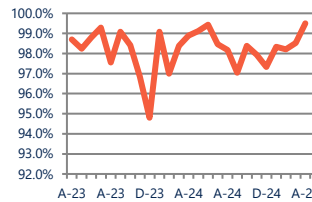
59



Down -5%
Vs. Year Ago

Sold Vs. List Price

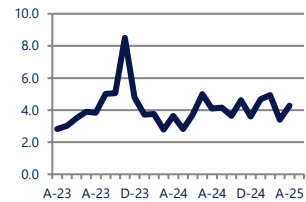
99.5%



Up 0.6%
Vs. Year Ago

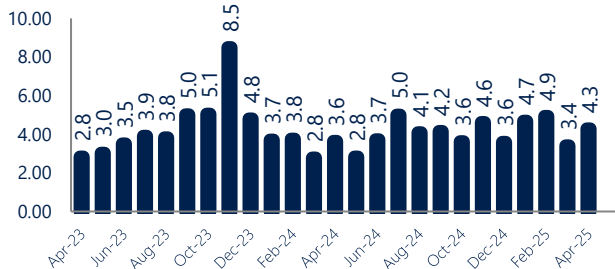
Months of Supply

4.3



Up 18%
Vs. Year Ago

Months Of Supply



Months of Supply

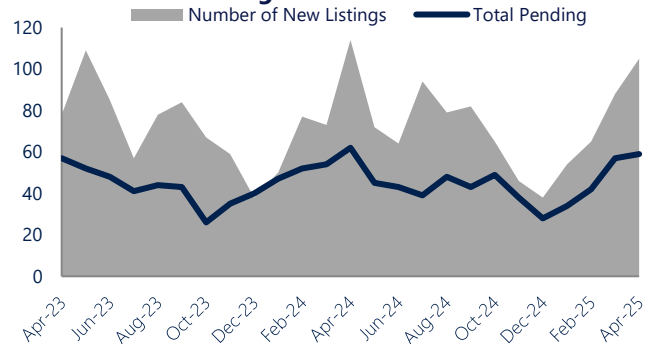
In April, there was 4.3 months of supply available in Fishtown, compared to 3.6 in April 2024. That is an increase of 18% versus a year ago.

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.

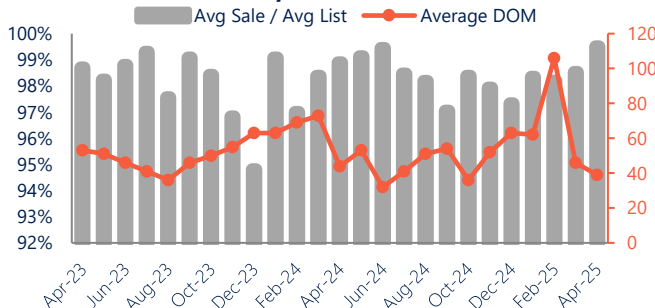
New Listings & Current Contracts

This month there were 105 homes newly listed for sale in Fishtown compared to 114 in April 2024, a decrease of 8%. There were 59 current contracts pending sale this April compared to 62 a year ago. The number of current contracts is 5% 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 Fishtown was 99.5% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 39, lower than the average last year, which was 44, a decrease of 11%.

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