

# THE LONG & FOSTER MARKET MINUTE™

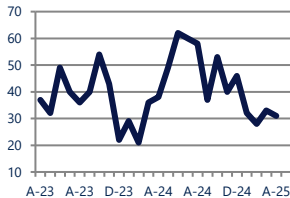
FOCUS ON: **GILBERTSVILLE, PENNSBURG, EAST GREENVILLE HOUSING MARKET**

APRIL 2025

Zip Code(s): 19525, 18073, 18074, 18041, 18076, 18054, 19492, 19435, 18070 and 18084

## Units Sold

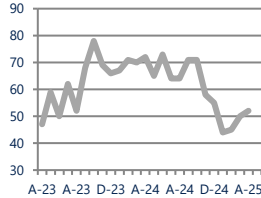
31



**Down -18%**  
Vs. Year Ago

## Active Inventory

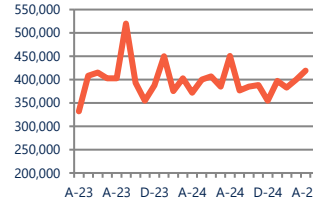
52



**Down -28%**  
Vs. Year Ago

## Median Sale Price

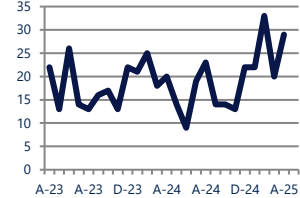
\$419,000



**Up 13%**  
Vs. Year Ago

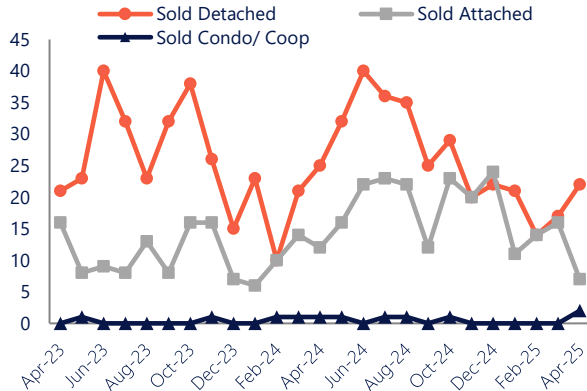
## Days On Market

29



**Up 45%**  
Vs. Year Ago

### Units Sold\*



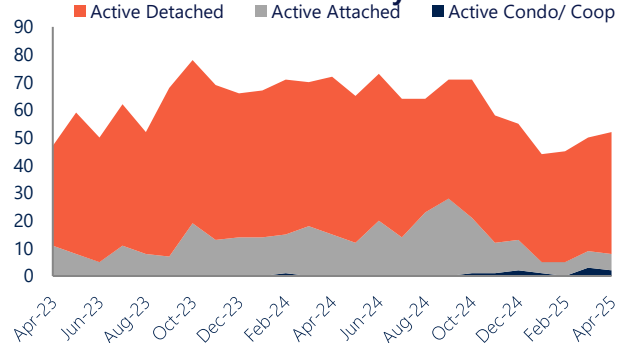
## Units Sold

There was a decrease in total units sold in April, with 31 sold this month in Gilbertsville, Pennsburg, East Greenville versus 33 last month, a decrease of 6%. This month's total units sold was lower than at this time last year, a decrease of 18% versus April 2024.

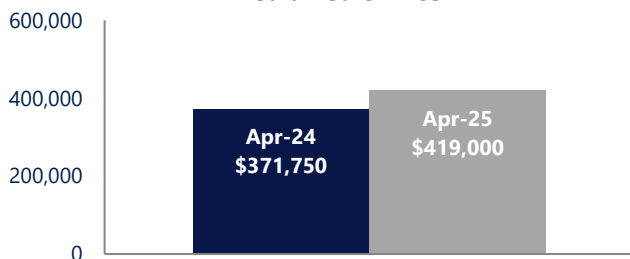
## Active Inventory

Versus last year, the total number of homes available this month is lower by 20 units or 28%. The total number of active inventory this April was 52 compared to 72 in April 2024. This month's total of 52 is higher than the previous month's total supply of available inventory of 50, an increase of 4%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Gilbertsville, Pennsburg, East Greenville Homes was \$371,750. This April, the median sale price was \$419,000, an increase of 13% or \$47,250 compared to last year. The current median sold price is 5% 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.

Gilbertsville, Pennsburg, East Greenville are defined as properties listed in zip code/s 19525, 18073, 18074, 18041, 18076, 18054, 19492, 19435, 18070 and 18084.

\*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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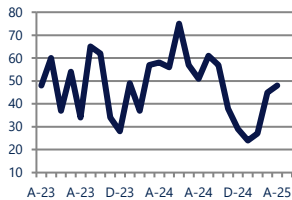
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## New Listings

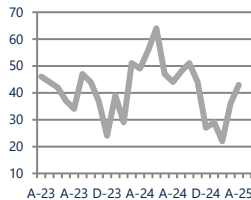
48



**Down -17%**  
Vs. Year Ago

## Current Contracts

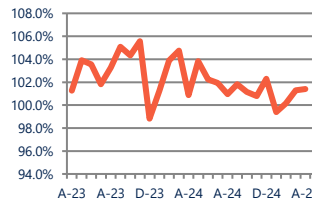
43



**Down -12%**  
Vs. Year Ago

## Sold Vs. List Price

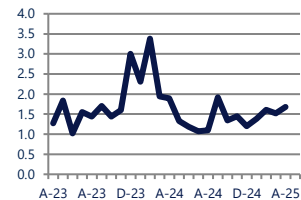
101.4%



**Up 0.5%**  
Vs. Year Ago

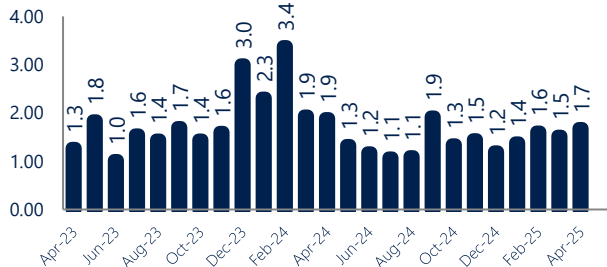
## Months of Supply

1.7



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

## Months Of Supply



## Months of Supply

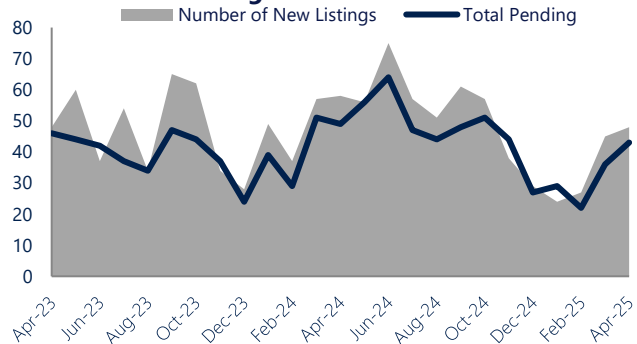
In April, there was 1.7 months of supply available in Gilbertsville, Pennsburg, East Greenville, compared to 1.9 in April 2024. That is a decrease of 11% versus a year ago.

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.

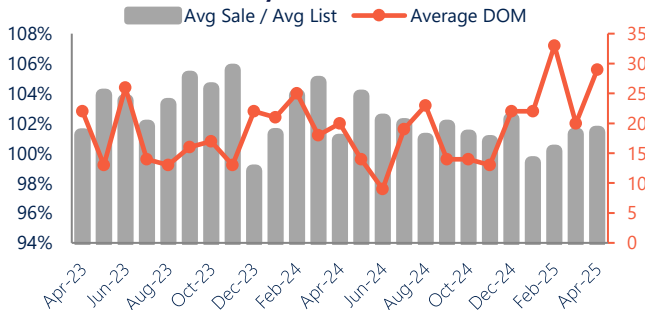
## New Listings & Current Contracts

This month there were 48 homes newly listed for sale in Gilbertsville, Pennsburg, East Greenville compared to 58 in April 2024, a decrease of 17%. There were 43 current contracts pending sale this April compared to 49 a year ago. The number of current contracts is 12% 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 Gilbertsville, Pennsburg, East Greenville was 101.4% of the average list price, which is 0.5% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 29, higher than the average last year, which was 20, an increase of 45%.

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