

THE LONG & FOSTER MARKET MINUTE™

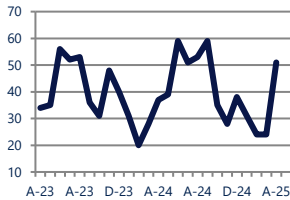
FOCUS ON: **HATBORO, WILLOW GROVE, HORSHAM HOUSING MARKET**

APRIL 2025

Zip Code(s): 19040, 19090 and 19044

Units Sold

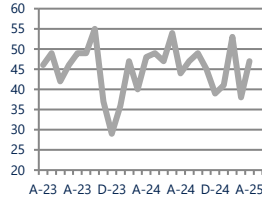
51



Up
Vs. Year Ago

Active Inventory

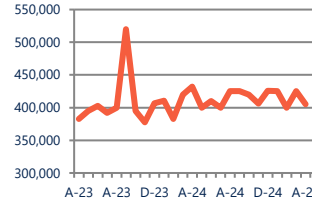
47



Down -2%
Vs. Year Ago

Median Sale Price

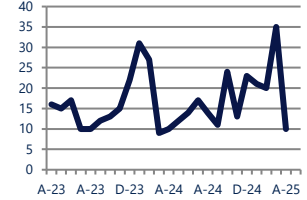
\$405,000



Down -6%
Vs. Year Ago

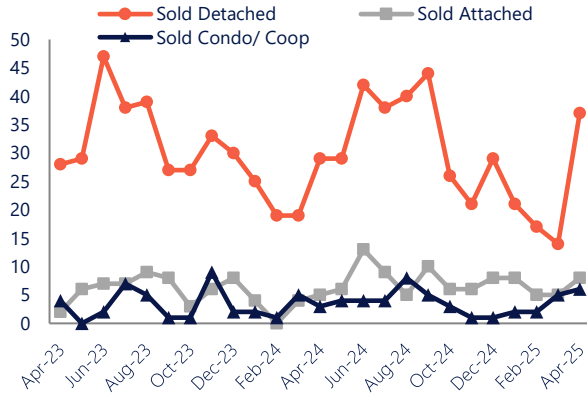
Days On Market

10



No Change
Vs. Year Ago

Units Sold*



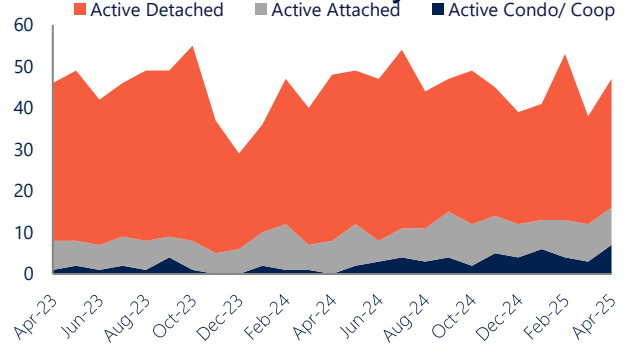
Units Sold

There was an increase in total units sold in April, with 51 sold this month in Hatboro, Willow Grove, Horsham. This month's total units sold was higher than at this time last year.

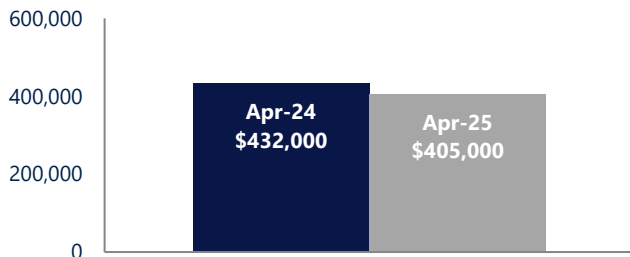
Active Inventory

Versus last year, the total number of homes available this month is lower by 1 units or 2%. The total number of active inventory this April was 47 compared to 48 in April 2024. This month's total of 47 is higher than the previous month's total supply of available inventory of 38, an increase of 24%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Hatboro, Willow Grove, Horsham Homes was \$432,000. This April, the median sale price was \$405,000, a decrease of 6% or \$27,000 compared to last year. The current median sold price is 5% 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.

Hatboro, Willow Grove, Horsham are defined as properties listed in zip code/s 19040, 19090 and 19044.

*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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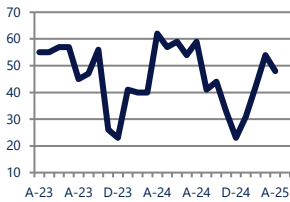
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APRIL 2025

Zip Code(s): 19040, 19090 and 19044

New Listings

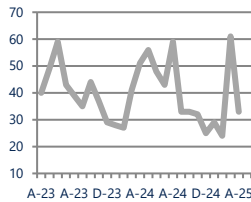
48



Down -23%
Vs. Year Ago

Current Contracts

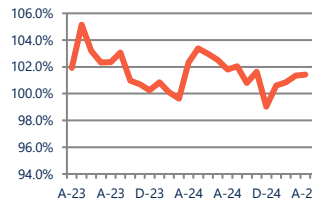
33



Down -35%
Vs. Year Ago

Sold Vs. List Price

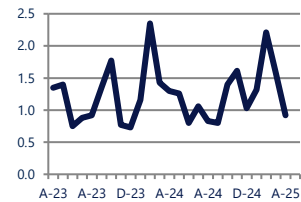
101.4%



Down -0.9%
Vs. Year Ago

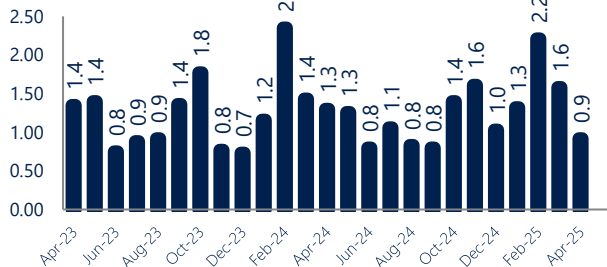
Months of Supply

0.9



Down -29%
Vs. Year Ago

Months Of Supply



Months of Supply

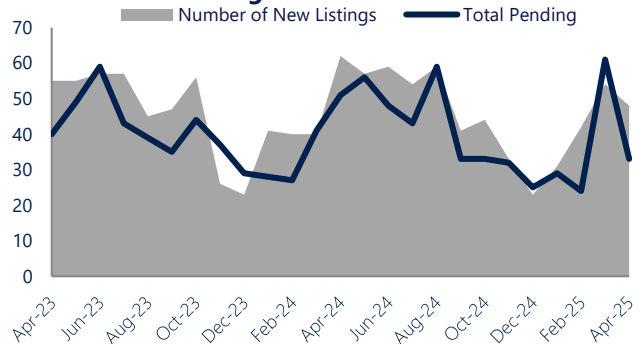
In April, there was 0.9 months of supply available in Hatboro, Willow Grove, Horsham, compared to 1.3 in April 2024. That is a decrease of 29% versus a year ago.

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.

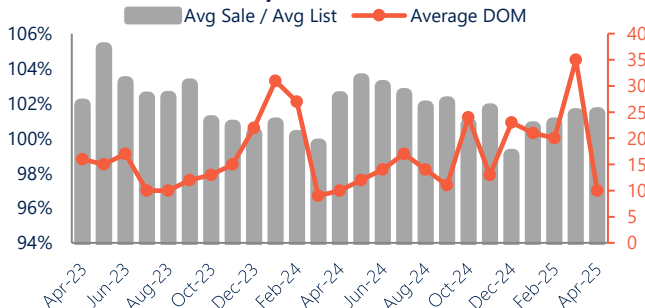
New Listings & Current Contracts

This month there were 48 homes newly listed for sale in Hatboro, Willow Grove, Horsham compared to 62 in April 2024, a decrease of 23%. There were 33 current contracts pending sale this April compared to 51 a year ago. The number of current contracts is 35% 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 Hatboro, Willow Grove, Horsham was 101.4% of the average list price, which is 0.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 10, which is similar compared to a year ago.

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