

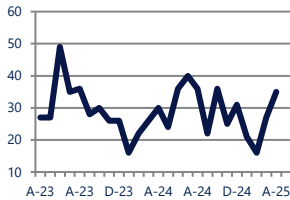
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **HAVERTOWN HOUSING MARKET**

APRIL 2025

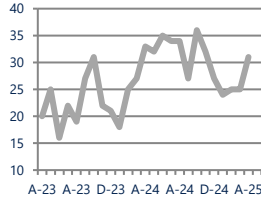
Zip Code(s): 19083

Units Sold
35



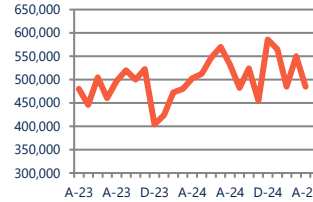
Up 17%
Vs. Year Ago

Active Inventory
31



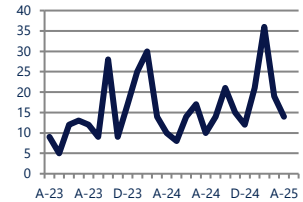
Down -6%
Vs. Year Ago

Median Sale Price
\$485,000



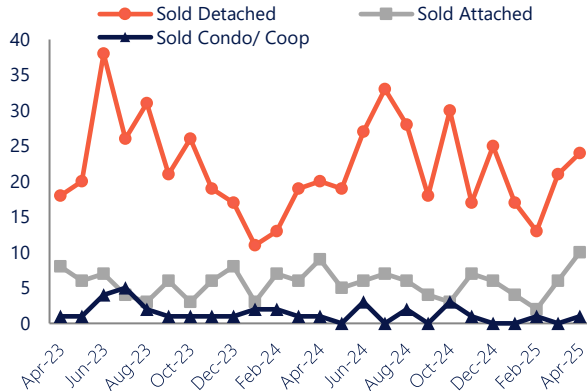
Down -3%
Vs. Year Ago

Days On Market
14



Up 40%
Vs. Year Ago

Units Sold*



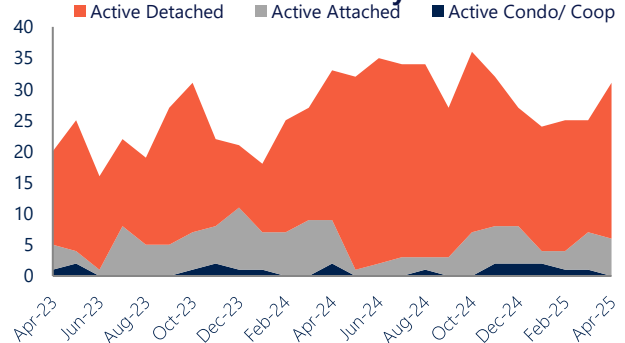
Units Sold

There was an increase in total units sold in April, with 35 sold this month in Havertown versus 27 last month, an increase of 30%. This month's total units sold was higher than at this time last year, an increase of 17% versus April 2024.

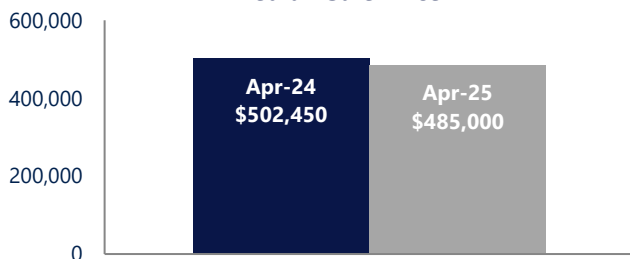
Active Inventory

Versus last year, the total number of homes available this month is lower by 2 units or 6%. The total number of active inventory this April was 31 compared to 33 in April 2024. This month's total of 31 is higher than the previous month's total supply of available inventory of 25, an increase of 24%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Havertown Homes was \$502,450. This April, the median sale price was \$485,000, a decrease of 3% or \$17,450 compared to last year. The current median sold price is 12% 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.

Havertown are defined as properties listed in zip code/s 19083.

*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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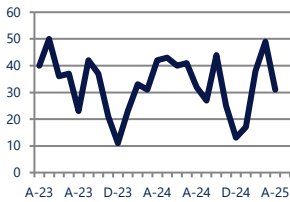
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APRIL 2025

Zip Code(s): 19083

New Listings

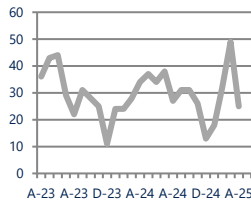
31



Down -26%
Vs. Year Ago

Current Contracts

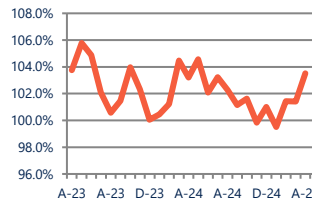
25



Down -26%
Vs. Year Ago

Sold Vs. List Price

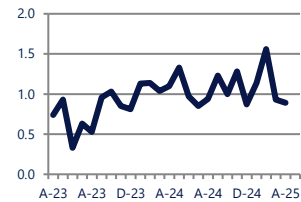
103.5%



No Change
Vs. Year Ago

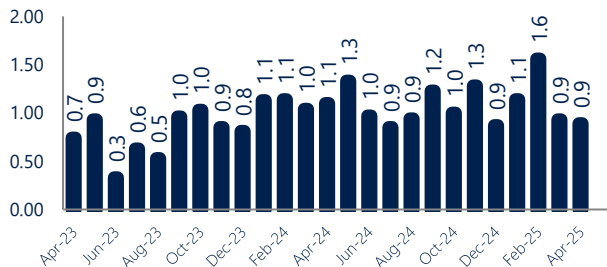
Months of Supply

0.9



Down -19%
Vs. Year Ago

Months Of Supply



Months of Supply

In April, there was 0.9 months of supply available in Havertown, compared to 1.1 in April 2024. That is a decrease of 19% versus a year ago.

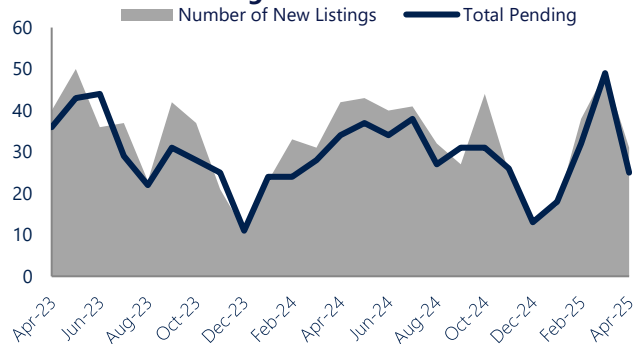
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

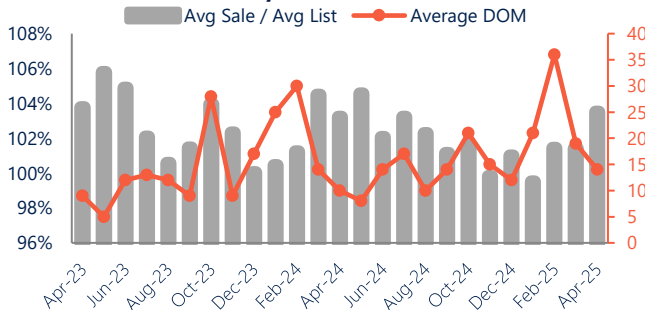
This month there were 31 homes newly listed for sale in Havertown compared to 42 in April 2024, a decrease of 26%.

There were 25 current contracts pending sale this April compared to 34 a year ago. The number of current contracts is 26% 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 Havertown was 103.5% 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 14, higher than the average last year, which was 10, an increase of 40%.

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