

THE LONG & FOSTER MARKET MINUTE™

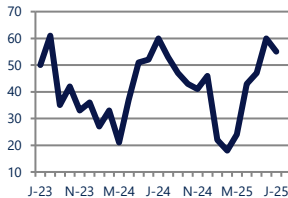
FOCUS ON: **LANGHORNE, FEASTERVILLE, AND FEASTERVILLE TREVOSE HOUSING MARKET**

JULY 2025

Zip Code(s): 19047 and 19053

Units Sold

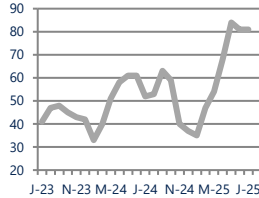
55



Down -8%
Vs. Year Ago

Active Inventory

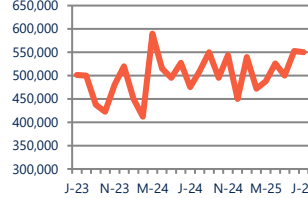
81



Up 56%
Vs. Year Ago

Median Sale Price

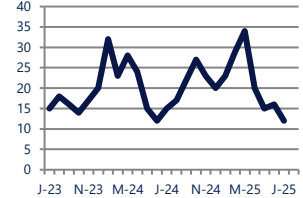
\$549,900



Up 16%
Vs. Year Ago

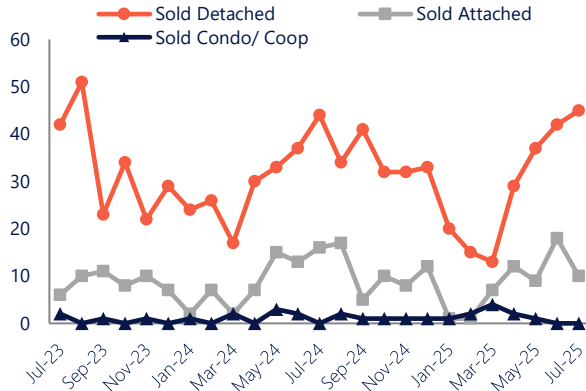
Days On Market

12



Down -20%
Vs. Year Ago

Units Sold*



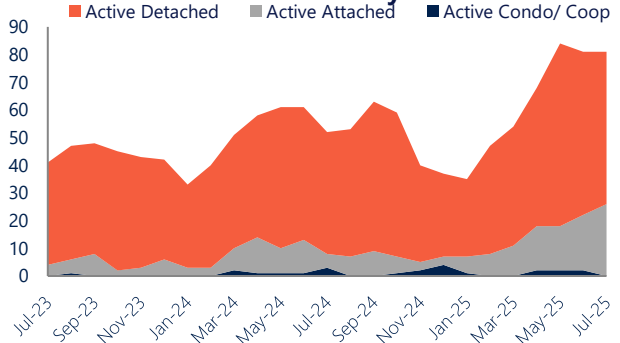
Units Sold

There was a decrease in total units sold in July, with 55 sold this month in Langhorne, Feasterville, and Feasterville Trevose versus 60 last month, a decrease of 8%. This month's total units sold was lower than at this time last year, a decrease of 8% versus July 2024.

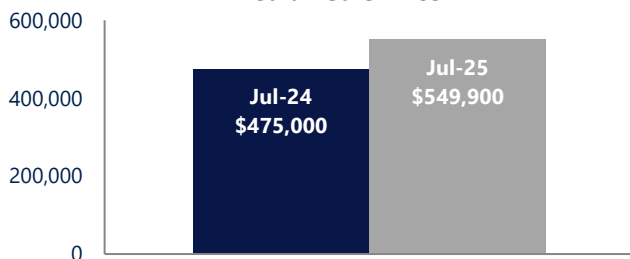
Active Inventory

Versus last year, the total number of homes available this month is higher by 29 units or 56%. The total number of active inventory this July was 81 compared to 52 in July 2024. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Langhorne, Feasterville, and Feasterville Trevose Homes was \$475,000. This July, the median sale price was \$549,900, an increase of 16% or \$74,900 compared to last year. The current median sold price is approximately the same as the median price in June.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Langhorne, Feasterville, and Feasterville Trevose are defined as properties listed in zip code/s 19047 and 19053.

*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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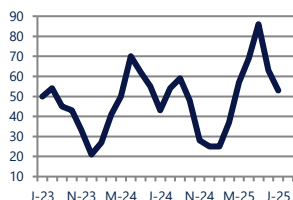
FOCUS ON: **LANGHORNE, FEASTERVILLE, AND FEASTERVILLE TREVOSE HOUSING MARKET**

JULY 2025

Zip Code(s): 19047 and 19053

New Listings

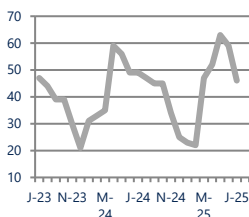
53



Up 23%
Vs. Year Ago

Current Contracts

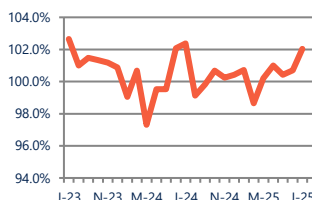
46



Down -6%
Vs. Year Ago

Sold Vs. List Price

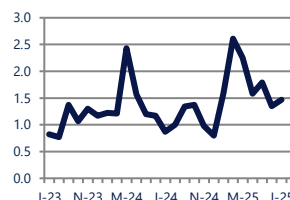
102.0%



No Change
Vs. Year Ago

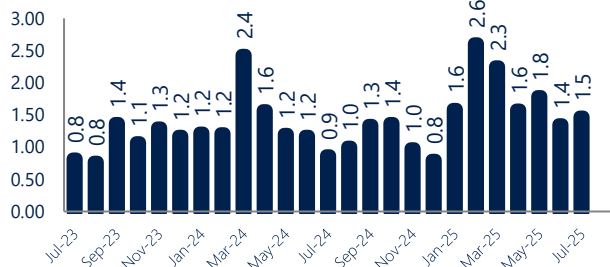
Months of Supply

1.5



Up 69%
Vs. Year Ago

Months Of Supply



Months of Supply

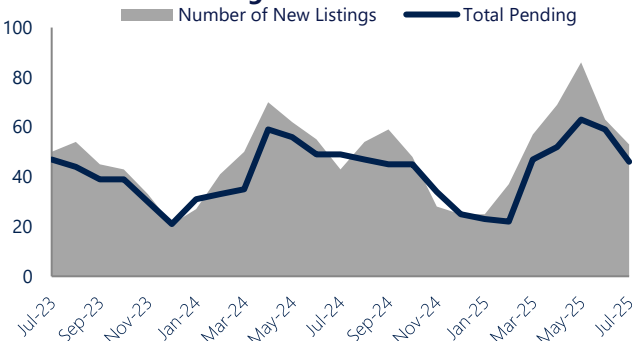
In July, there was 1.5 months of supply available in Langhorne, Feasterville, and Feasterville Trevose, compared to 0.9 in July 2024. That is an increase of 70% versus a year ago.

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.

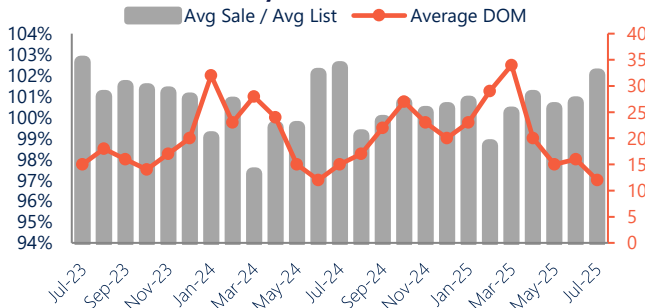
New Listings & Current Contracts

This month there were 53 homes newly listed for sale in Langhorne, Feasterville, and Feasterville Trevose compared to 43 in July 2024, an increase of 23%. There were 46 current contracts pending sale this July compared to 49 a year ago. The number of current contracts is 6% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Langhorne, Feasterville, and Feasterville Trevose was 102.0% 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 12, lower than the average last year, which was 15, a decrease of 20%.

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