

THE LONG & FOSTER MARKET MINUTE™

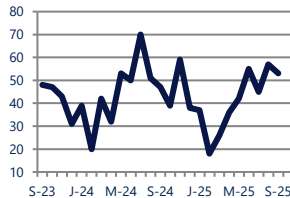
FOCUS ON: **LANSDALE HOUSING MARKET**

SEPTEMBER 2025

Zip Code(s): 19446 and 19490

Units Sold

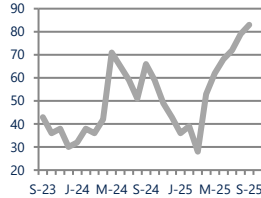
53



Up 13%
Vs. Year Ago

Active Inventory

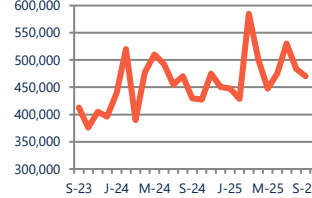
83



Up 26%
Vs. Year Ago

Median Sale Price

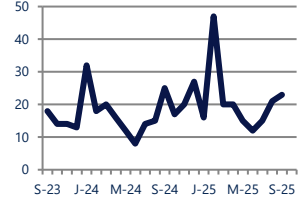
\$470,000



Up 9%
Vs. Year Ago

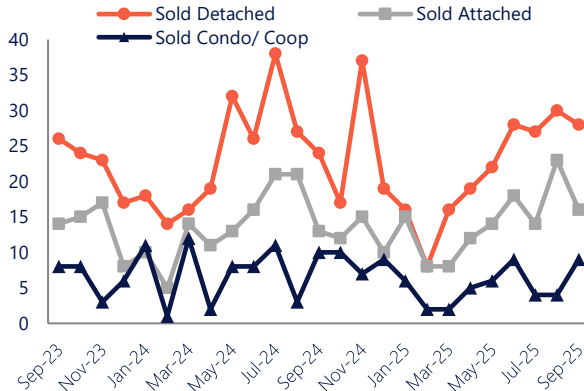
Days On Market

23



Down -8%
Vs. Year Ago

Units Sold*



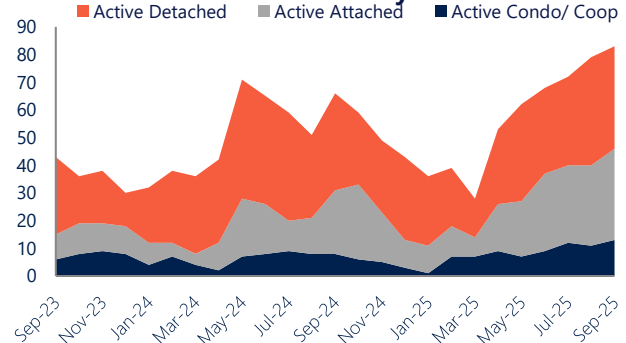
Units Sold

There was a decrease in total units sold in September, with 53 sold this month in Lansdale versus 57 last month, a decrease of 7%. This month's total units sold was higher than at this time last year, an increase of 13% versus September 2024.

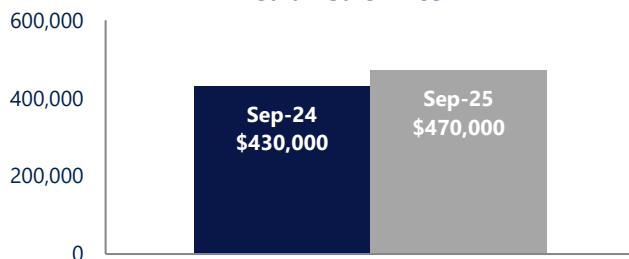
Active Inventory

Versus last year, the total number of homes available this month is higher by 17 units or 26%. The total number of active inventory this September was 83 compared to 66 in September 2024. This month's total of 83 is higher than the previous month's total supply of available inventory of 79, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Lansdale Homes was \$430,000. This September, the median sale price was \$470,000, an increase of 9% or \$40,000 compared to last year. The current median sold price is 3% lower than in August.

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

Lansdale are defined as properties listed in zip code/s 19446 and 19490.

*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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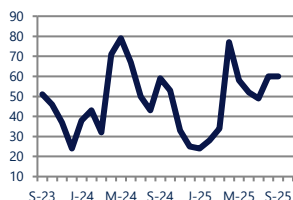
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SEPTEMBER 2025

Zip Code(s): 19446 and 19490

New Listings

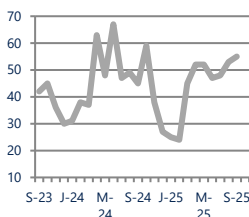
60



Up 2%
Vs. Year Ago

Current Contracts

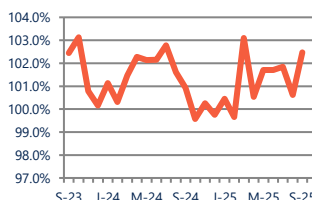
55



Up 22%
Vs. Year Ago

Sold Vs. List Price

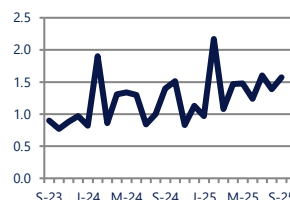
102.5%



Up 1.5%
Vs. Year Ago

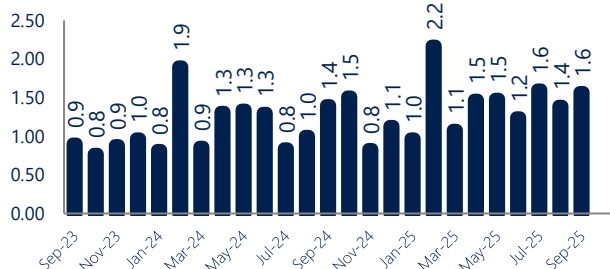
Months of Supply

1.6



Up 12%
Vs. Year Ago

Months Of Supply



Months of Supply

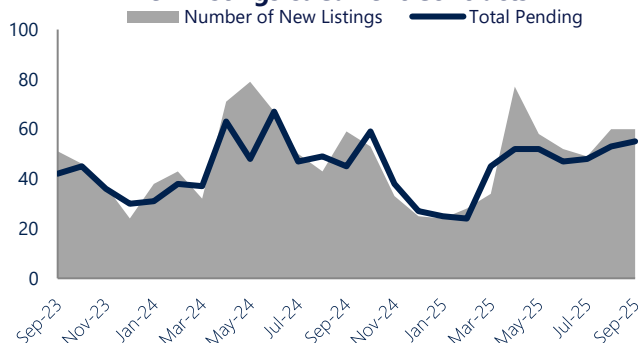
In September, there was 1.6 months of supply available in Lansdale, compared to 1.4 in September 2024. That is an increase of 12% versus a year ago.

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.

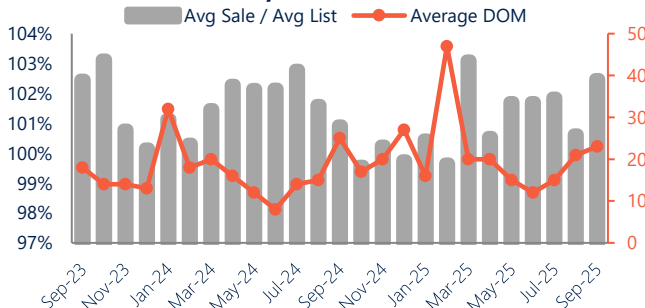
New Listings & Current Contracts

This month there were 60 homes newly listed for sale in Lansdale compared to 59 in September 2024, an increase of 2%. There were 55 current contracts pending sale this September compared to 45 a year ago. The number of current contracts is 22% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Lansdale was 102.5% of the average list price, which is 1.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 23, lower than the average last year, which was 25, a decrease of 8%.

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