

# THE LONG & FOSTER MARKET MINUTE™

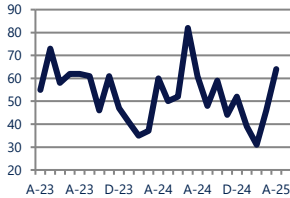
FOCUS ON: **LEVITTOWN AND FAIRLESS HILLS HOUSING MARKET**

APRIL 2025

Zip Code(s): 19057, 19055, 19054, 19056 and 19030

## Units Sold

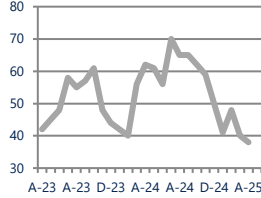
64



Up 7%  
Vs. Year Ago

## Active Inventory

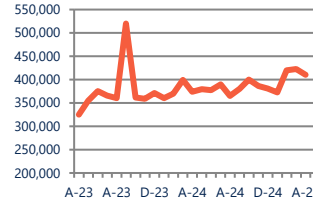
38



Down -39%  
Vs. Year Ago

## Median Sale Price

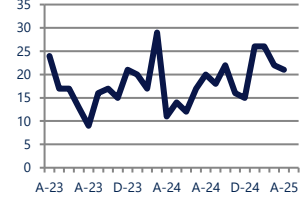
\$410,500



Up 10%  
Vs. Year Ago

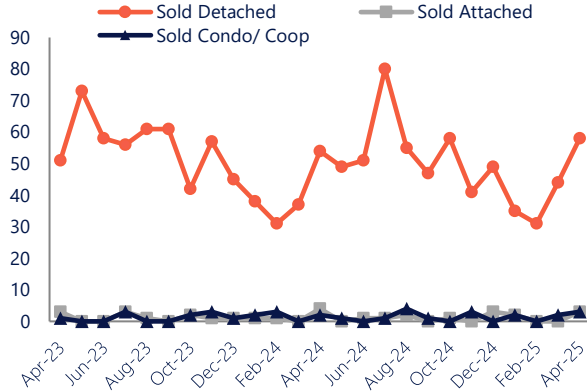
## Days On Market

21



Up 91%  
Vs. Year Ago

## Units Sold\*



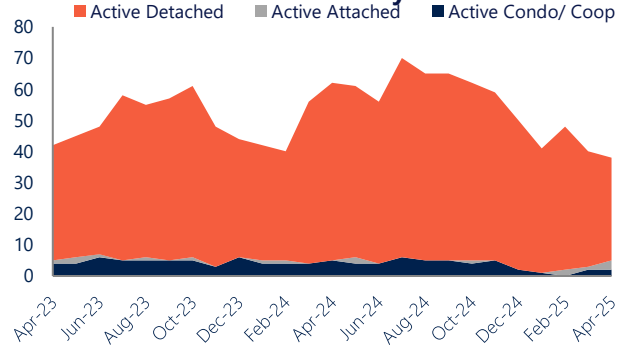
## Units Sold

There was an increase in total units sold in April, with 64 sold this month in Levittown and Fairless Hills. 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 24 units or 39%. The total number of active inventory this April was 38 compared to 62 in April 2024. This month's total of 38 is lower than the previous month's total supply of available inventory of 40, a decrease of 5%.

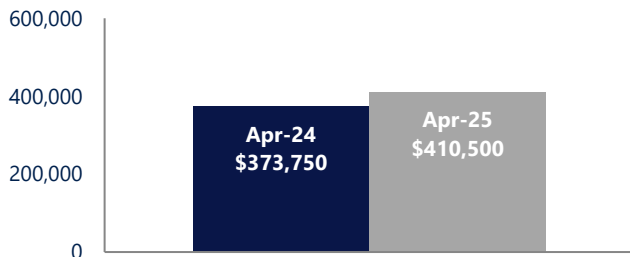
## Active Inventory\*



## Median Sale Price

Last April, the median sale price for Levittown and Fairless Hills Homes was \$373,750. This April, the median sale price was \$410,500, an increase of 10% or \$36,750 compared to last year. The current median sold price is 3% lower than in March.

## Median Sale Price



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

Levittown and Fairless Hills are defined as properties listed in zip code/s 19057, 19055, 19054, 19056 and 19030.

\*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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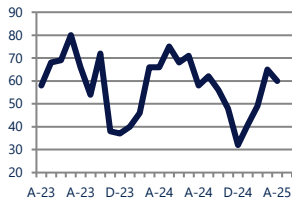
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APRIL 2025

Zip Code(s): 19057, 19055, 19054, 19056 and 19030

## New Listings

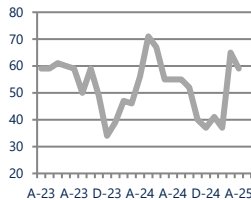
60



**Down -9%**  
Vs. Year Ago

## Current Contracts

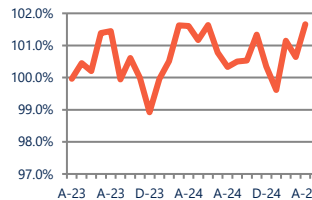
59



**Up 5%**  
Vs. Year Ago

## Sold Vs. List Price

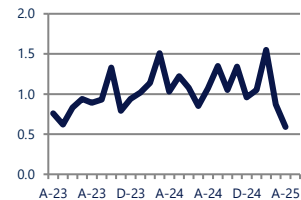
101.7%



**No Change**  
Vs. Year Ago

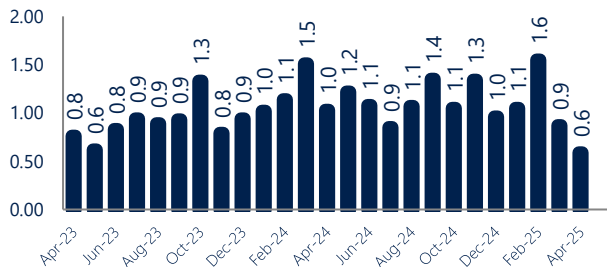
## Months of Supply

0.6



**Down -43%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

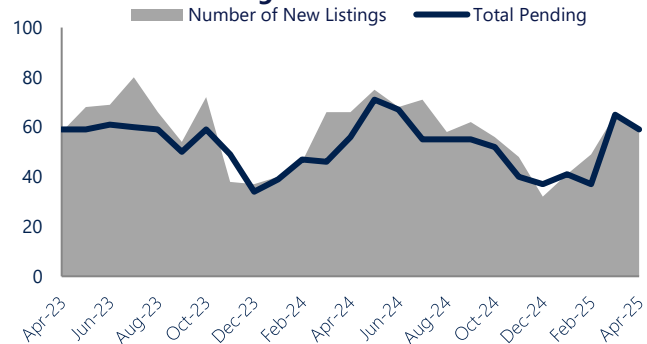
In April, there was 0.6 months of supply available in Levittown and Fairless Hills, compared to 1.0 in April 2024. That is a decrease of 43% versus a year ago.

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.

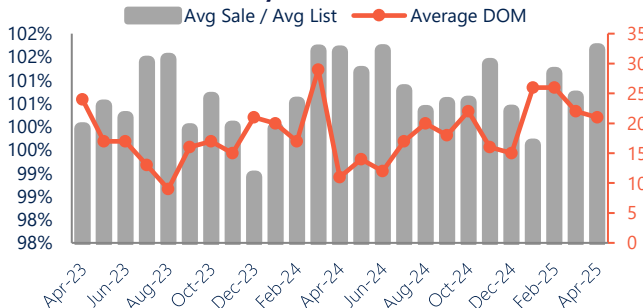
## New Listings & Current Contracts

This month there were 60 homes newly listed for sale in Levittown and Fairless Hills compared to 66 in April 2024, a decrease of 9%. There were 59 current contracts pending sale this April compared to 56 a year ago. The number of current contracts is 5% higher 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 Levittown and Fairless Hills was 101.7% 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 21, higher than the average last year, which was 11, an increase of 91%.

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