

THE LONG & FOSTER MARKET MINUTE™

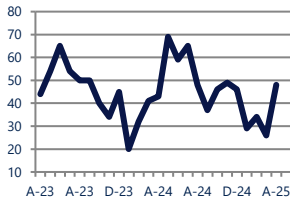
FOCUS ON: **LOWER MAINLINE HOUSING MARKET**

APRIL 2025

Zip Code(s): 19003, 19096, 19072, 19004 and 19066

Units Sold

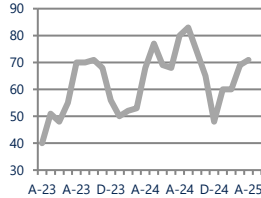
48



Up 12%
Vs. Year Ago

Active Inventory

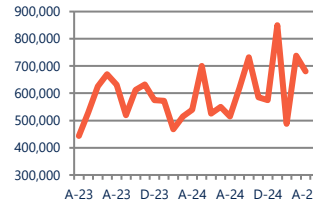
71



Up 4%
Vs. Year Ago

Median Sale Price

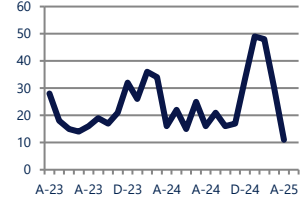
\$680,500



Up 26%
Vs. Year Ago

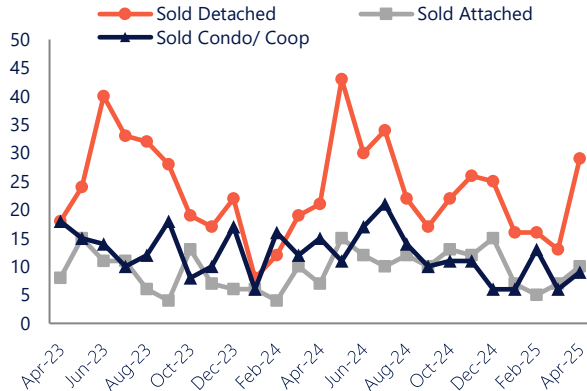
Days On Market

11



Down -31%
Vs. Year Ago

Units Sold*



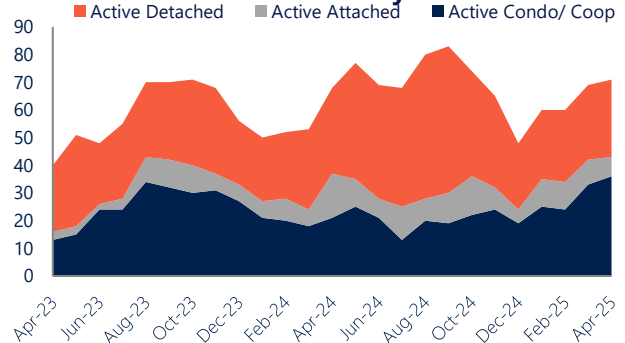
Units Sold

There was an increase in total units sold in April, with 48 sold this month in Lower Mainline. This month's total units sold was higher than at this time last year.

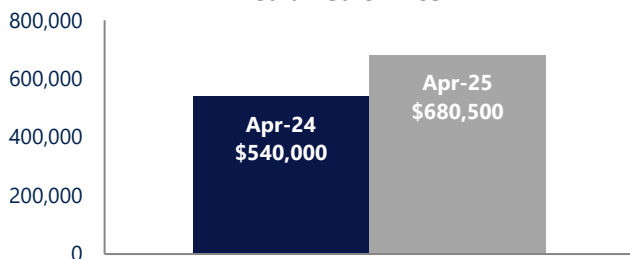
Active Inventory

Versus last year, the total number of homes available this month is higher by 3 units or 4%. The total number of active inventory this April was 71 compared to 68 in April 2024. This month's total of 71 is higher than the previous month's total supply of available inventory of 69, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Lower Mainline Homes was \$540,000. This April, the median sale price was \$680,500, an increase of \$140,500 compared to last year. The current median sold price is 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.

Lower Mainline are defined as properties listed in zip code/s 19003, 19096, 19072, 19004 and 19066.

*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.

THE LONG & FOSTER MARKET MINUTE™

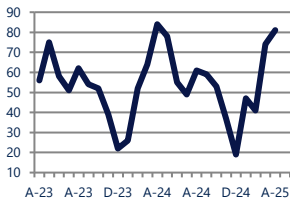
FOCUS ON: **LOWER MAINLINE HOUSING MARKET**

APRIL 2025

Zip Code(s): 19003, 19096, 19072, 19004 and 19066

New Listings

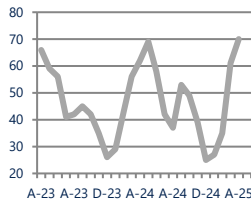
81



Down -4%
Vs. Year Ago

Current Contracts

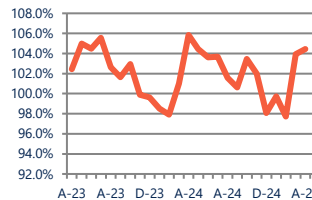
70



Up 13%
Vs. Year Ago

Sold Vs. List Price

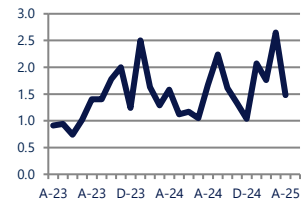
104.5%



Down -1.3%
Vs. Year Ago

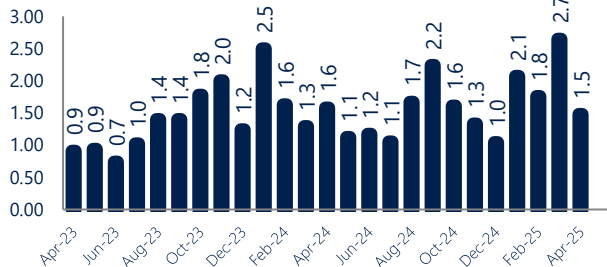
Months of Supply

1.5



Down -6%
Vs. Year Ago

Months Of Supply



Months of Supply

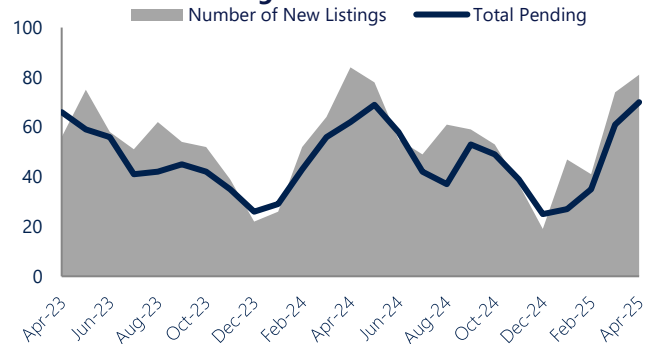
In April, there was 1.5 months of supply available in Lower Mainline, compared to 1.6 in April 2024. That is a decrease of 6% versus a year ago.

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.

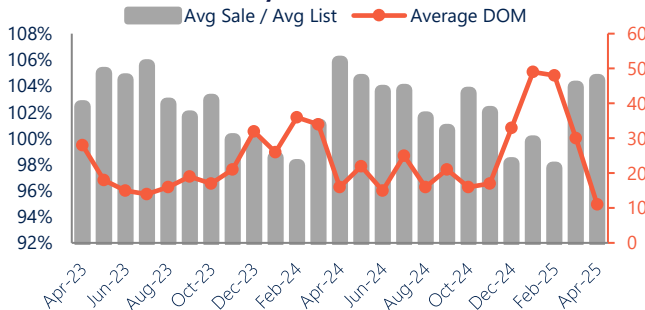
New Listings & Current Contracts

This month there were 81 homes newly listed for sale in Lower Mainline compared to 84 in April 2024, a decrease of 4%. There were 70 current contracts pending sale this April compared to 62 a year ago. The number of current contracts is 13% 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 Lower Mainline was 104.5% of the average list price, which is 1.4% lower than at this time last year.

Days On Market

This month, the average number of days on market was 11, lower than the average last year, which was 16, a decrease of 31%.

Lower Mainline are defined as properties listed in zip code/s 19003, 19096, 19072, 19004 and 19066.

*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.