

# THE LONG & FOSTER MARKET MINUTE™

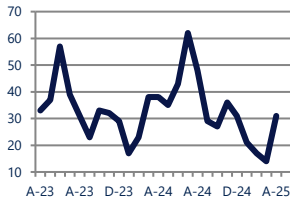
FOCUS ON: **MAINLINE HOUSING MARKET**

APRIL 2025

Zip Code(s): 19010, 19085, 19035 and 19041

## Units Sold

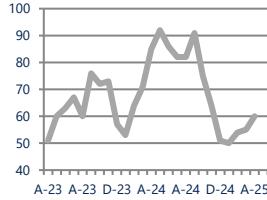
31



**Down**  
Vs. Year Ago

## Active Inventory

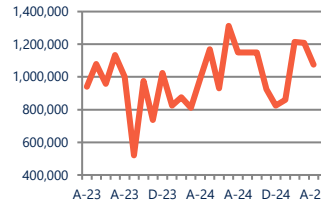
60



**Down -29%**  
Vs. Year Ago

## Median Sale Price

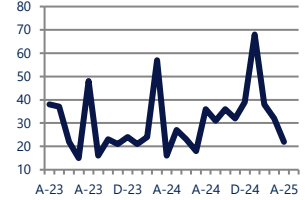
\$1,075,000



**Up 9%**  
Vs. Year Ago

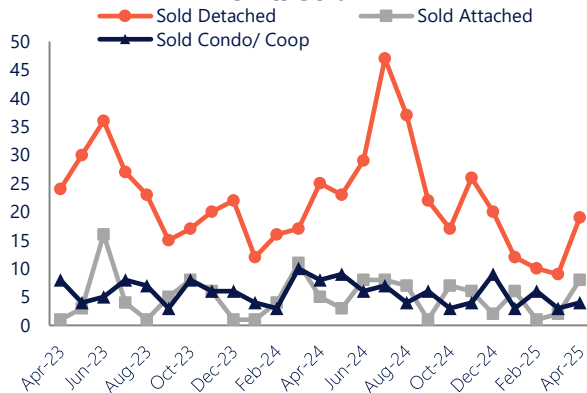
## Days On Market

22



**Up 38%**  
Vs. Year Ago

## Units Sold\*



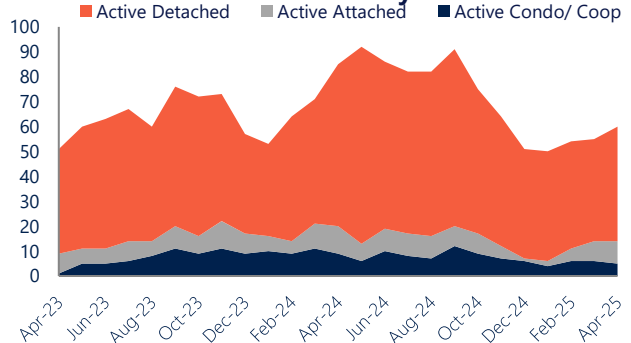
## Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 31 sold this month in Mainline. This month's total units sold was lower than at this time last year, a decrease from April 2024.

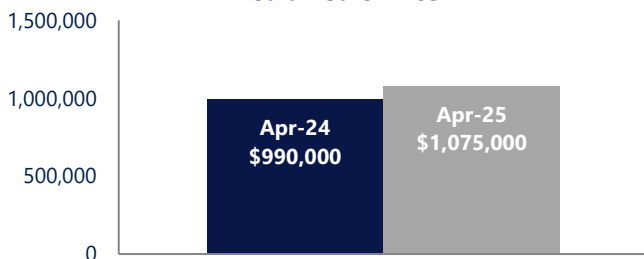
## Active Inventory

Versus last year, the total number of homes available this month is lower by 25 units or 29%. The total number of active inventory this April was 60 compared to 85 in April 2024. This month's total of 60 is higher than the previous month's total supply of available inventory of 55, an increase of 9%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Mainline Homes was \$990,000. This April, the median sale price was \$1,075,000, an increase of 9% or \$85,000 compared to last year. The current median sold price is 11% 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.

Mainline are defined as properties listed in zip code/s 19010, 19085, 19035 and 19041.

\*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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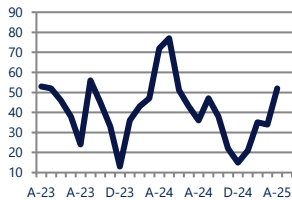
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APRIL 2025

Zip Code(s): 19010, 19085, 19035 and 19041

### New Listings

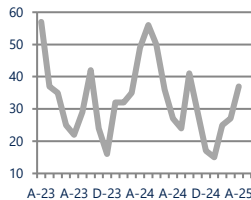
52



**Down -28%**  
Vs. Year Ago

### Current Contracts

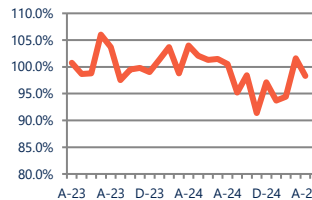
37



**Down -24%**  
Vs. Year Ago

### Sold Vs. List Price

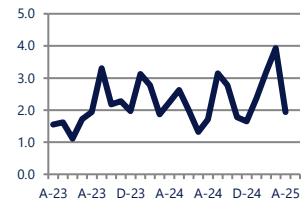
98.3%



**Down**  
Vs. Year Ago

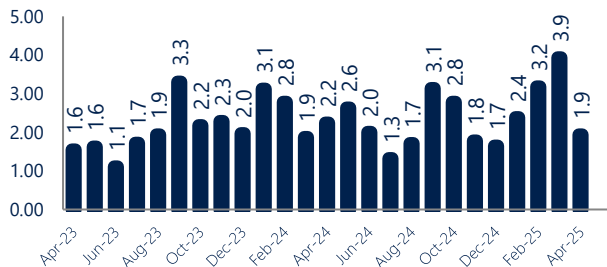
### Months of Supply

1.9



**Down -13%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

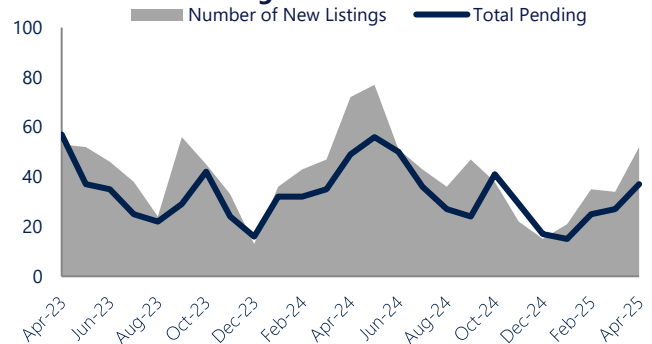
In April, there was 1.9 months of supply available in Mainline, compared to 2.2 in April 2024. That is a decrease of 13% versus a year ago.

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.

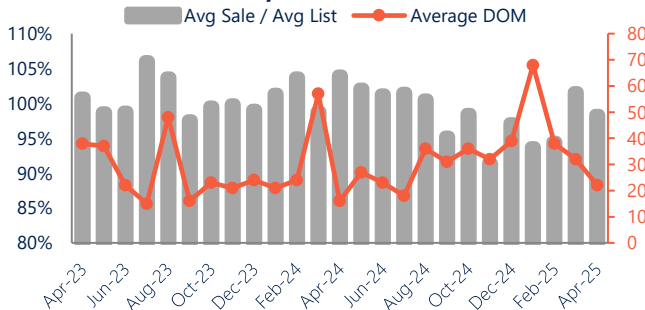
### New Listings & Current Contracts

This month there were 52 homes newly listed for sale in Mainline compared to 72 in April 2024, a decrease of 28%. There were 37 current contracts pending sale this April compared to 49 a year ago. The number of current contracts is 24% 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 Mainline was 98.3% of the average list price, which is lower than at this time last year.

### Days On Market

This month, the average number of days on market was 22, higher than the average last year, which was 16, an increase of 38%.

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