

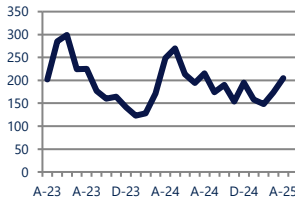
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **NORTH PHILADELPHIA AND CITY CENTER HOUSING MARKET**

APRIL 2025

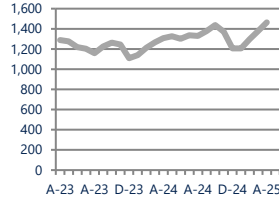
Zip Code(s): 19121, 19122, 19123, 19130, 19132, 19133, 19102, 19103, 19106 and 19107

Units Sold
205



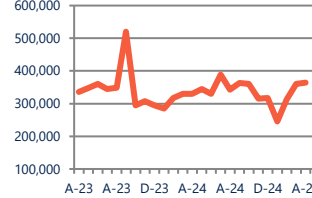
Down -18%
Vs. Year Ago

Active Inventory
1,464



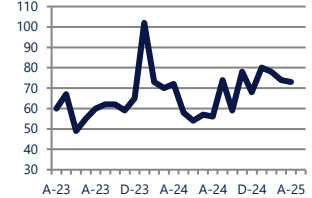
Up 12%
Vs. Year Ago

Median Sale Price
\$363,750



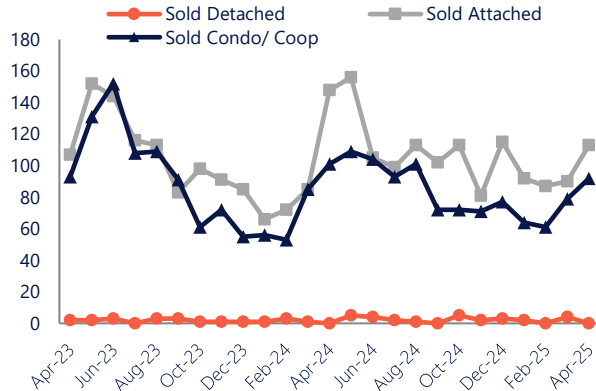
Up 10%
Vs. Year Ago

Days On Market
73



Up 1%
Vs. Year Ago

Units Sold*



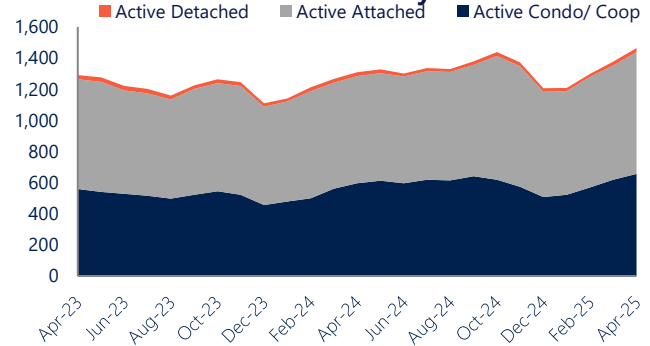
Units Sold

There was an increase in total units sold in April, with 205 sold this month in North Philadelphia and City Center versus 173 last month, an increase of 18%. This month's total units sold was lower than at this time last year, a decrease of 18% versus April 2024.

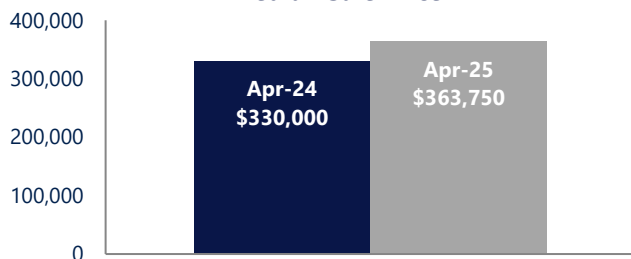
Active Inventory

Versus last year, the total number of homes available this month is higher by 156 units or 12%. The total number of active inventory this April was 1,464 compared to 1,308 in April 2024. This month's total of 1,464 is higher than the previous month's total supply of available inventory of 1,376, an increase of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for North Philadelphia and City Center Homes was \$330,000. This April, the median sale price was \$363,750, an increase of 10% or \$33,750 compared to last year. The current median sold price is 1% higher 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.

North Philadelphia and City Center are defined as properties listed in zip code/s 19121, 19122, 19123, 19130, 19132, 19133, 19102, 19103, 19106 and 19107.

*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™

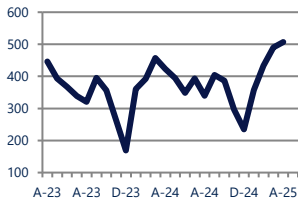
FOCUS ON: **NORTH PHILADELPHIA AND CITY CENTER HOUSING MARKET**

APRIL 2025

Zip Code(s): 19121, 19122, 19123, 19130, 19132, 19133, 19102, 19103, 19106 and 19107

New Listings

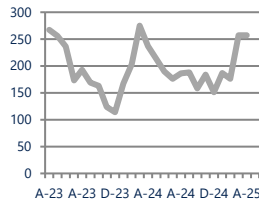
507



Up 20%
Vs. Year Ago

Current Contracts

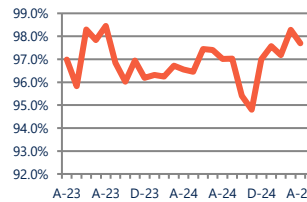
257



Up 8%
Vs. Year Ago

Sold Vs. List Price

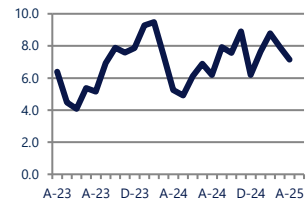
97.7%



Up 1.2%
Vs. Year Ago

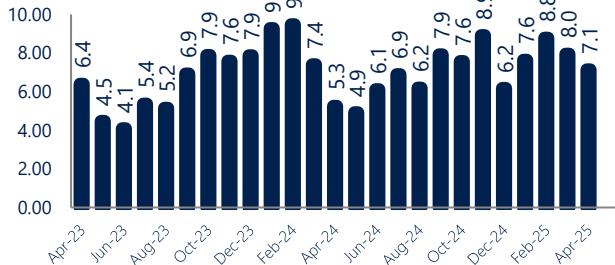
Months of Supply

7.1



Up 36%
Vs. Year Ago

Months Of Supply



Months of Supply

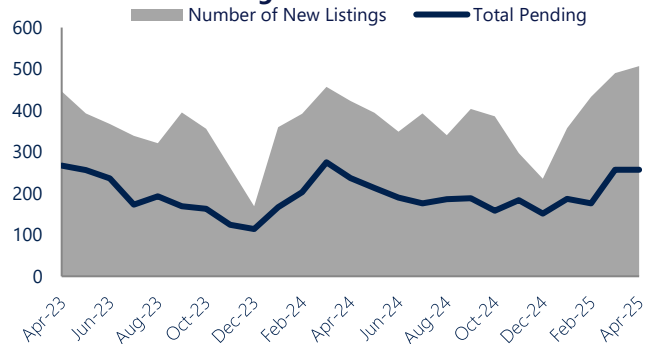
In April, there was 7.1 months of supply available in North Philadelphia and City Center, compared to 5.3 in April 2024. That is an increase of 36% versus a year ago.

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.

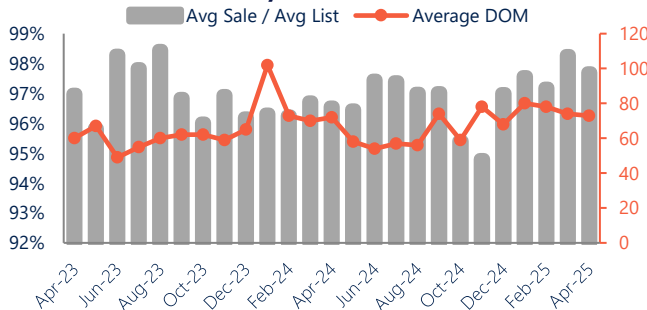
New Listings & Current Contracts

This month there were 507 homes newly listed for sale in North Philadelphia and City Center compared to 423 in April 2024, an increase of 20%. There were 257 current contracts pending sale this April compared to 237 a year ago. The number of current contracts remained stable as compared to last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in North Philadelphia and City Center was 97.7% of the average list price, which is 1.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 73, higher than the average last year, which was 72, an increase of 1%.

North Philadelphia and City Center are defined as properties listed in zip code/s 19121, 19122, 19123, 19130, 19132, 19133, 19102, 19103, 19106 and 19107.

*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.