

# THE LONG & FOSTER MARKET MINUTE™

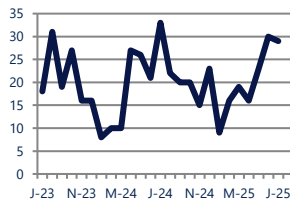
FOCUS ON: **NORTH WALES HOUSING MARKET**

JULY 2025

Zip Code(s): 19454 and 18936

## Units Sold

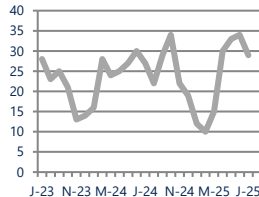
29



**Down -12%**  
Vs. Year Ago

## Active Inventory

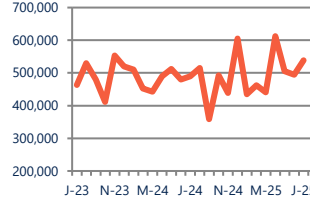
29



**Up 7%**  
Vs. Year Ago

## Median Sale Price

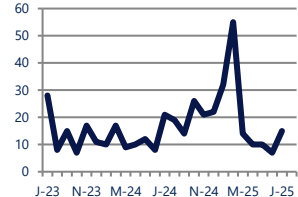
\$539,000



**Up 10%**  
Vs. Year Ago

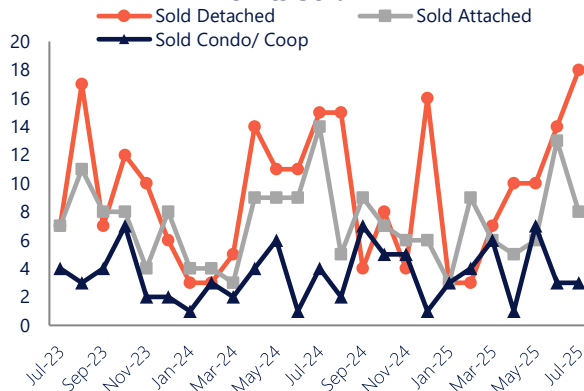
## Days On Market

15



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

## Units Sold\*



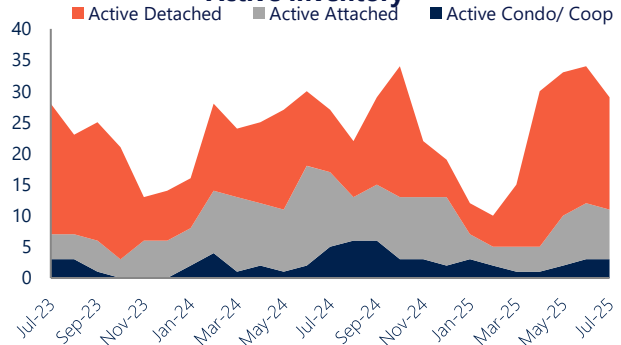
## Units Sold

There was a decrease in total units sold in July, with 29 sold this month in North Wales versus 30 last month, a decrease of 3%. This month's total units sold was lower than at this time last year, a decrease of 12% versus July 2024.

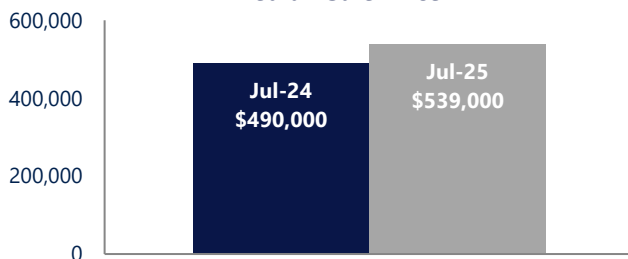
## Active Inventory

Versus last year, the total number of homes available this month is higher by 2 units or 7%. The total number of active inventory this July was 29 compared to 27 in July 2024. This month's total of 29 is lower than the previous month's total supply of available inventory of 34, a decrease of 15%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last July, the median sale price for North Wales Homes was \$490,000. This July, the median sale price was \$539,000, an increase of 10% or \$49,000 compared to last year. The current median sold price is 9% higher than in June.

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

North Wales are defined as properties listed in zip code/s 19454 and 18936.

\*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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REAL ESTATE



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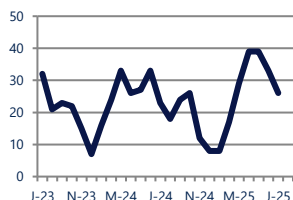
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JULY 2025

Zip Code(s): 19454 and 18936

## New Listings

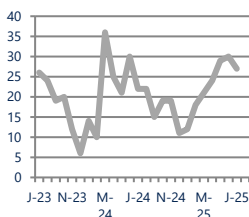
26



**Up 13%**  
Vs. Year Ago

## Current Contracts

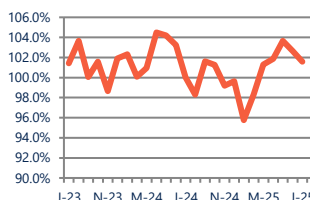
27



**Up 23%**  
Vs. Year Ago

## Sold Vs. List Price

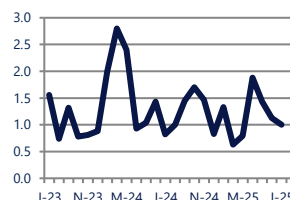
101.6%



**Up 1.6%**  
Vs. Year Ago

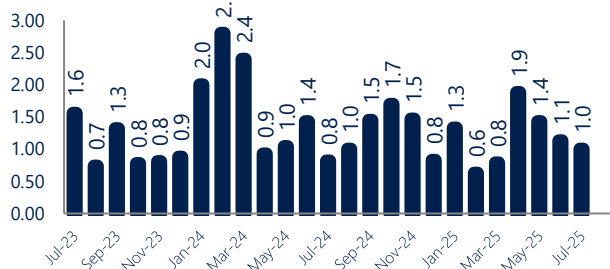
## Months of Supply

1.0



**Up 22%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

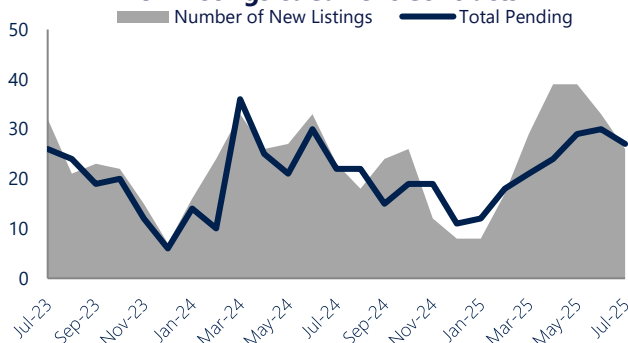
In July, there was 1.0 months of supply available in North Wales, compared to 0.8 in July 2024. That is an increase of 22% versus a year ago.

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.

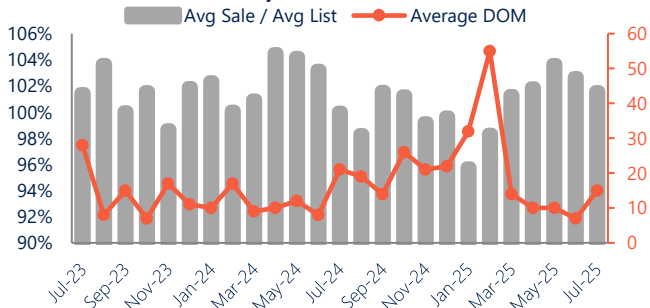
## New Listings & Current Contracts

This month there were 26 homes newly listed for sale in North Wales compared to 23 in July 2024, an increase of 13%. There were 27 current contracts pending sale this July compared to 22 a year ago. The number of current contracts is 23% higher than last July.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In July, the average sale price in North Wales was 101.6% of the average list price, which is 1.6% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 15, lower than the average last year, which was 21, a decrease of 29%.

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