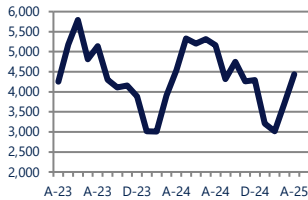


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **PHILADELPHIA METRO HOUSING MARKET**

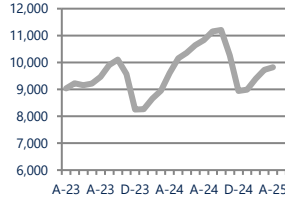
APRIL 2025

Units Sold 4,438



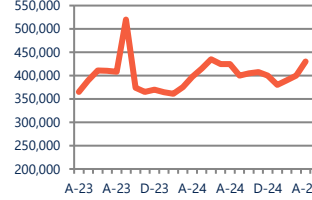
Down -2%
Vs. Year Ago

Active Inventory 9,817



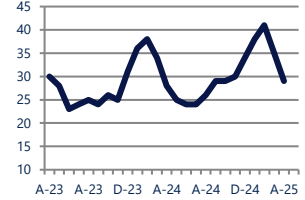
Up 2%
Vs. Year Ago

Median Sale Price \$430,000



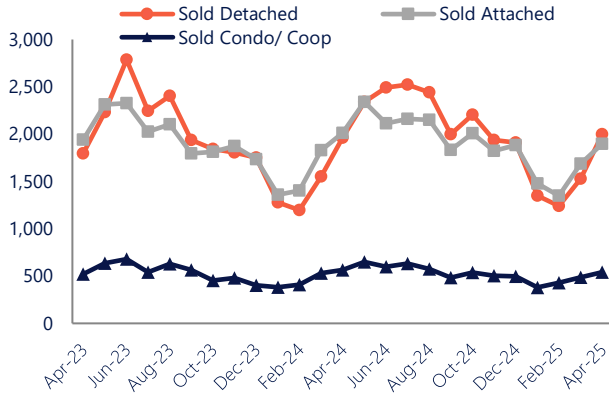
Up 8%
Vs. Year Ago

Days On Market 29



Up 4%
Vs. Year Ago

Units Sold*



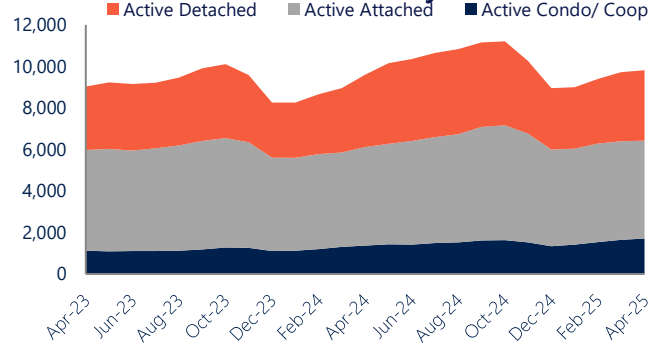
Units Sold

There was an increase in total units sold in April, with 4,438 sold this month in Philadelphia Metro versus 3,703 last month, an increase of 20%. This month's total units sold was lower than at this time last year, a decrease of 2% versus April 2024.

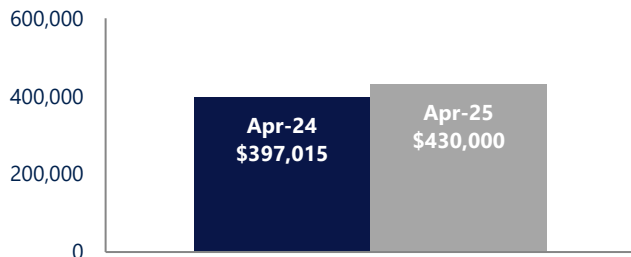
Active Inventory

Versus last year, the total number of homes available this month is higher by 212 units or 2%. The total number of active inventory this April was 9,817 compared to 9,605 in April 2024. This month's total of 9,817 is higher than the previous month's total supply of available inventory of 9,730, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Philadelphia Metro Homes was \$397,015. This April, the median sale price was \$430,000, an increase of 8% or \$32,985 compared to last year. The current median sold price is 8% 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.

*Defined as the counties of Berks, Bucks, Chester, Delaware, Lehigh, Montgomery, Northampton, and Philadelphia in PA

*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 GLVR/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 GLVR/BRIGHTMLS or Long & Foster Real Estate, Inc.

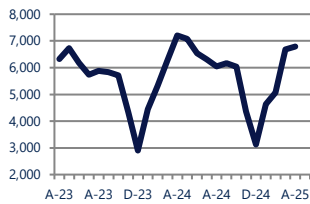
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **PHILADELPHIA METRO HOUSING MARKET**

APRIL 2025

New Listings

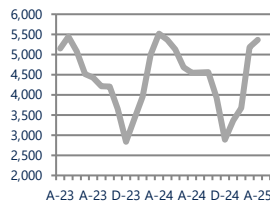
6,793



Down -6%
Vs. Year Ago

Current Contracts

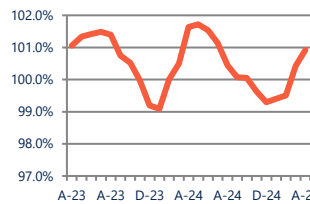
5,366



Down -3%
Vs. Year Ago

Sold Vs. List Price

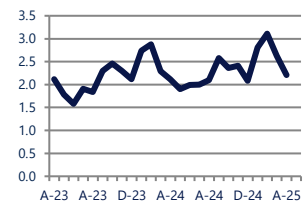
100.9%



Down -0.7%
Vs. Year Ago

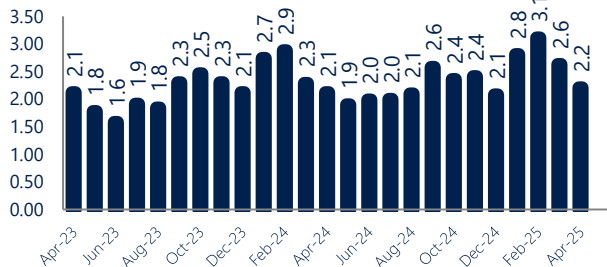
Months of Supply

2.2



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

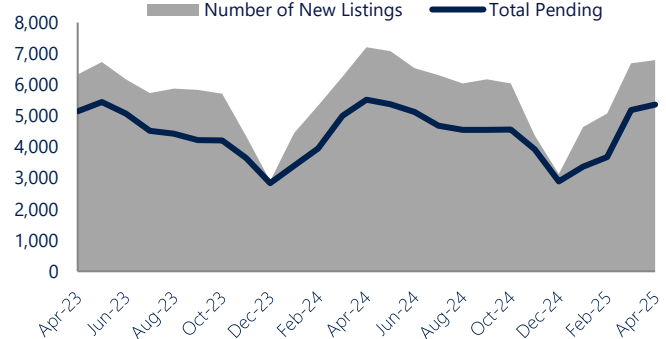
In April, there was 2.2 months of supply available in Philadelphia Metro. The amount of supply is similar compared to a year ago.

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.

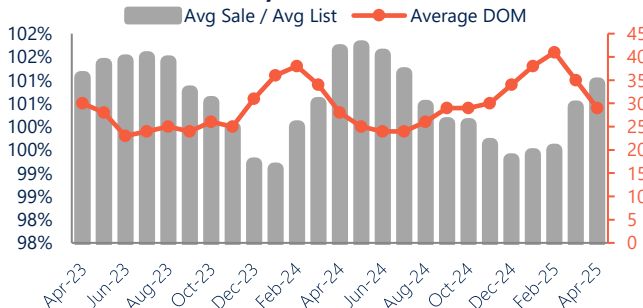
New Listings & Current Contracts

This month there were 6,793 homes newly listed for sale in Philadelphia Metro compared to 7,205 in April 2024, a decrease of 6%. There were 5,366 current contracts pending sale this April compared to 5,518 a year ago. The number of current contracts is 3% 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 Philadelphia Metro was 100.9% of the average list price, which is 0.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 29, higher than the average last year, which was 28, an increase of 4%.

*Defined as the counties of Berks, Bucks, Chester, Delaware, Lehigh, Montgomery, Northampton, and Philadelphia in PA

*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 GLVR/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 GLVR/BRIGHTMLS or Long & Foster Real Estate, Inc.