

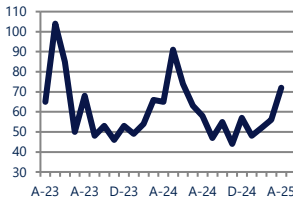
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **POINT BREEZE AND GRAYS FERRY HOUSING MARKET**

APRIL 2025

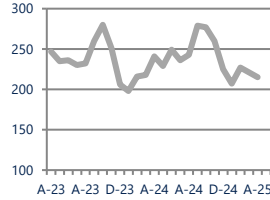
Zip Code(s): 19146

Units Sold
72



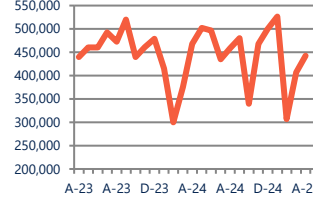
Up 11%
Vs. Year Ago

Active Inventory
215



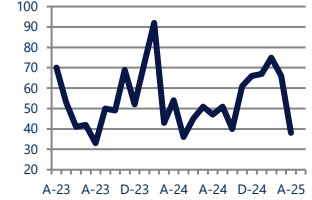
Down -11%
Vs. Year Ago

Median Sale Price
\$442,500



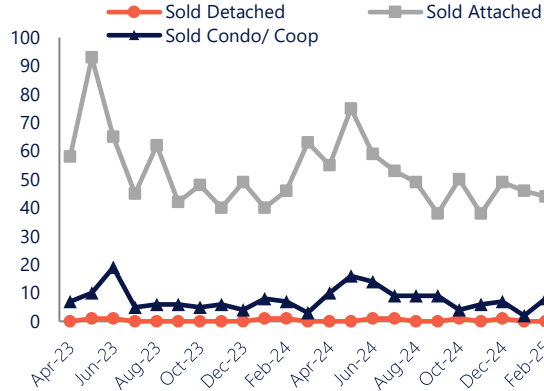
Down -5%
Vs. Year Ago

Days On Market
38



Down -30%
Vs. Year Ago

Units Sold*



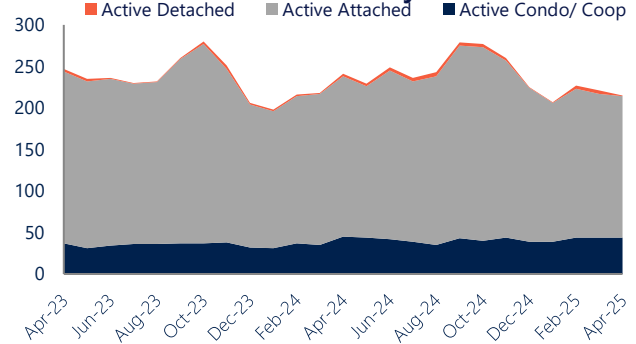
Units Sold

There was an increase in total units sold in April, with 72 sold this month in Point Breeze and Grays Ferry versus 56 last month, an increase of 29%. This month's total units sold was higher than at this time last year, an increase of 11% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 26 units or 11%. The total number of active inventory this April was 215 compared to 241 in April 2024. This month's total of 215 is lower than the previous month's total supply of available inventory of 221, a decrease of 3%.

Active Inventory*

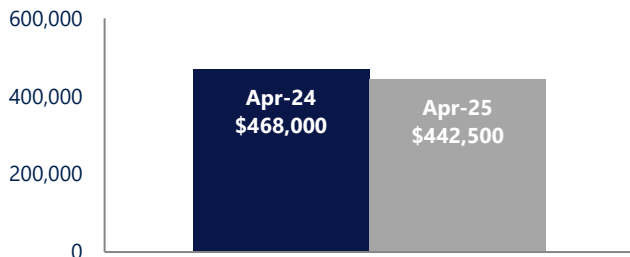


Median Sale Price

Last April, the median sale price for Point Breeze and Grays Ferry Homes was \$468,000. This April, the median sale price was \$442,500, a decrease of 5% or \$25,500 compared to last year. The current median sold price is 9% 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.

Median Sale Price



Point Breeze and Grays Ferry are defined as properties listed in zip code/s 19146.

*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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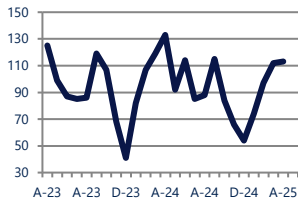
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APRIL 2025

Zip Code(s): 19146

New Listings

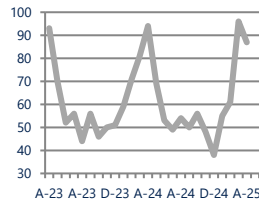
113



Down -15%
Vs. Year Ago

Current Contracts

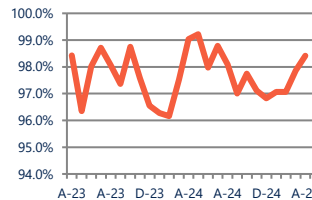
87



Down -7%
Vs. Year Ago

Sold Vs. List Price

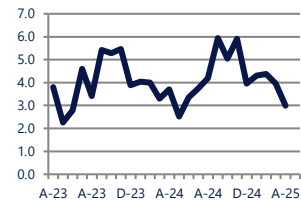
98.4%



Down -0.6%
Vs. Year Ago

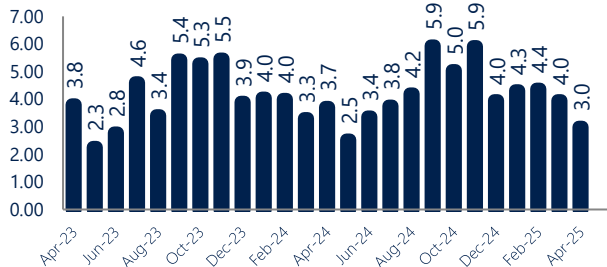
Months of Supply

3.0



Down -19%
Vs. Year Ago

Months Of Supply



Months of Supply

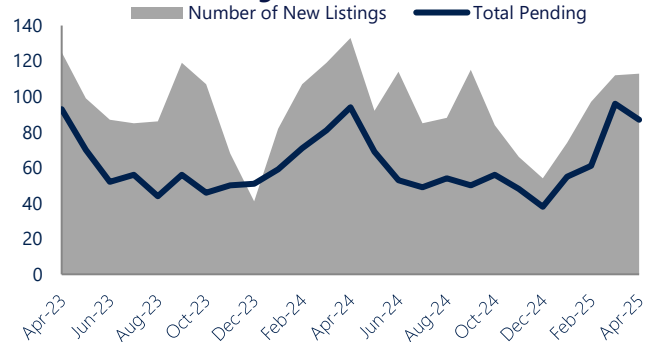
In April, there was 3.0 months of supply available in Point Breeze and Grays Ferry, compared to 3.7 in April 2024. That is a decrease of 19% versus a year ago.

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.

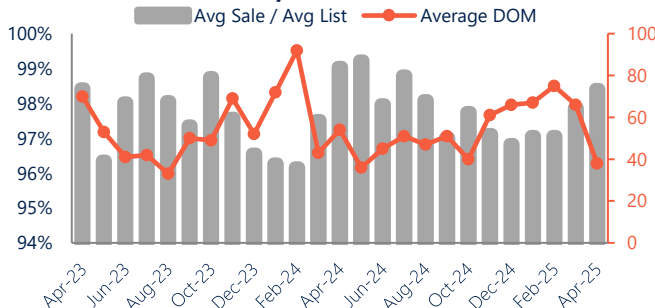
New Listings & Current Contracts

This month there were 113 homes newly listed for sale in Point Breeze and Grays Ferry compared to 133 in April 2024, a decrease of 15%. There were 87 current contracts pending sale this April compared to 94 a year ago. The number of current contracts is 7% 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 Point Breeze and Grays Ferry was 98.4% of the average list price, which is 0.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 38, lower than the average last year, which was 54, a decrease of 30%.

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