

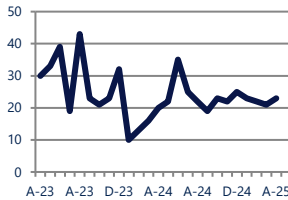
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ROYERSFORD HOUSING MARKET**

APRIL 2025

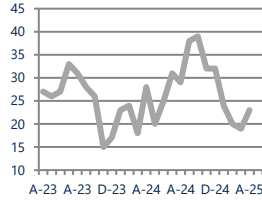
Zip Code(s): 19468

**Units Sold**  
23



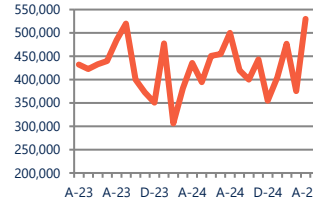
**Up 15%**  
Vs. Year Ago

**Active Inventory**  
23



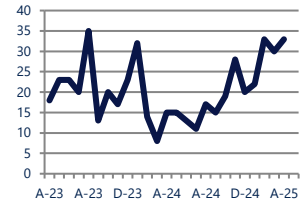
**Down -18%**  
Vs. Year Ago

**Median Sale Price**  
\$530,000



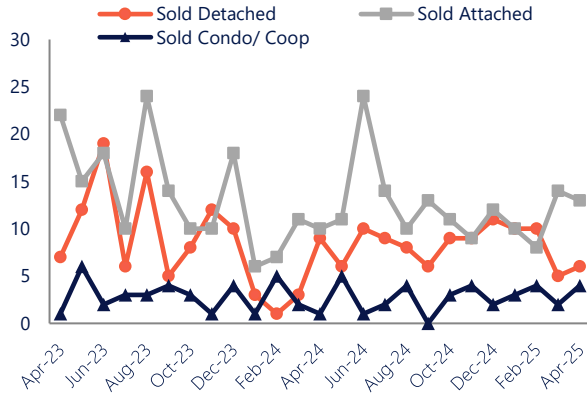
**Up**  
Vs. Year Ago

**Days On Market**  
33



**Up**  
Vs. Year Ago

## Units Sold\*



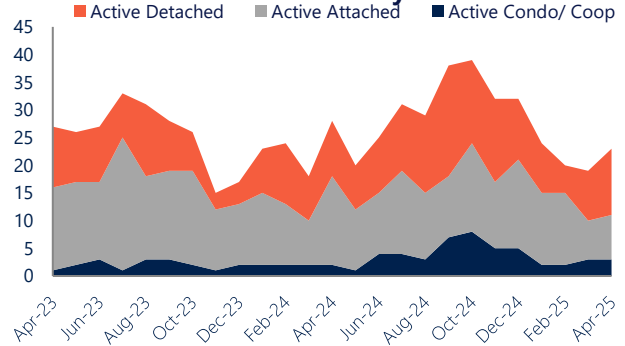
## Units Sold

There was an increase in total units sold in April, with 23 sold this month in Royersford versus 21 last month, an increase of 10%. This month's total units sold was higher than at this time last year, an increase of 15% versus April 2024.

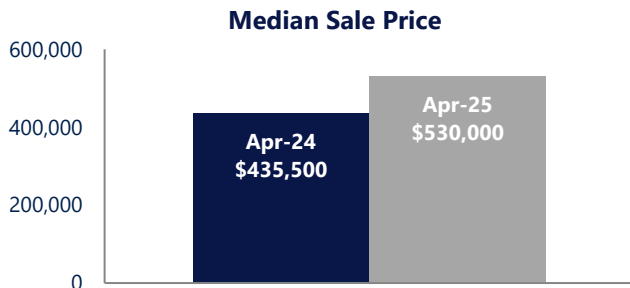
## Active Inventory

Versus last year, the total number of homes available this month is lower by 5 units or 18%. The total number of active inventory this April was 23 compared to 28 in April 2024. This month's total of 23 is higher than the previous month's total supply of available inventory of 19, an increase of 21%.

## Active Inventory\*



## Median Sale Price



Due to the relatively small number of units sold, the median sale price showed significant change this month. Last April, the median sale price for Royersford Homes was \$435,500. This April, the median sale price was \$530,000, an increase of \$94,500 compared to last year. The current median sold price is 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.

Royersford are defined as properties listed in zip code/s 19468.

\*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™

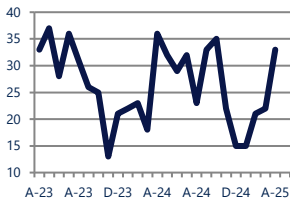
FOCUS ON: **ROYERSFORD HOUSING MARKET**

APRIL 2025

Zip Code(s): 19468

### New Listings

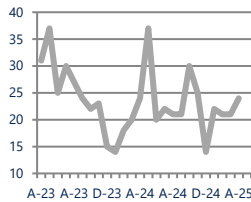
33



**Down -8%**  
Vs. Year Ago

### Current Contracts

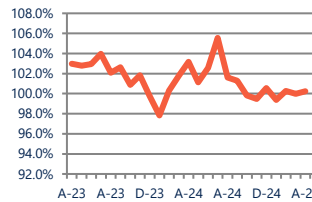
24



**No Change**  
Vs. Year Ago

### Sold Vs. List Price

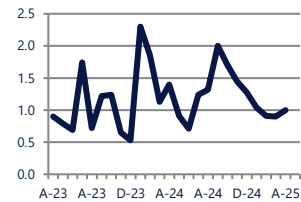
100.2%



**Down -2.8%**  
Vs. Year Ago

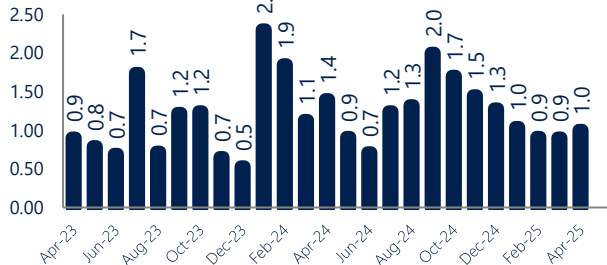
### Months of Supply

1.0



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

### Months Of Supply



### Months of Supply

In April, there was 1.0 months of supply available in Royersford, compared to 1.4 in April 2024. That is a decrease of 29% versus a year ago.

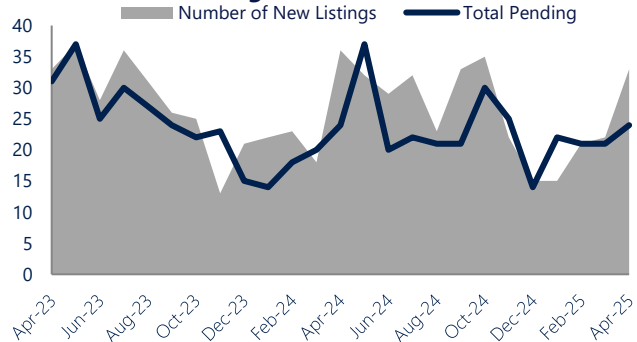
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

### New Listings & Current Contracts

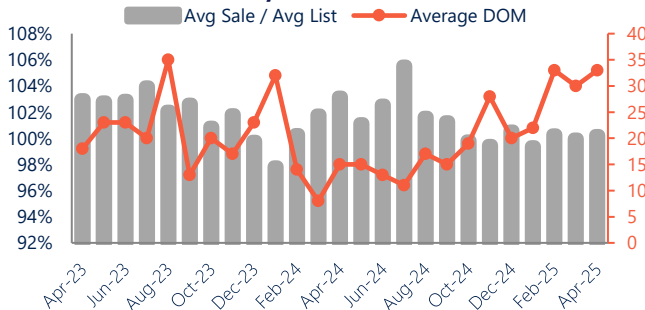
This month there were 33 homes newly listed for sale in Royersford compared to 36 in April 2024, a decrease of 8%.

There were 24 current contracts pending sale this April, consistent with the volume a year ago. The number of current contracts is 14% higher than last month.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In April, the average sale price in Royersford was 100.2% of the average list price, which is 2.9% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 33, higher than the average last year, which was 15. This increase was impacted by the limited number of sales.

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