

THE LONG & FOSTER MARKET MINUTE™

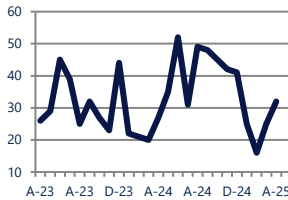
FOCUS ON: **SCHWENKSVILLE AND HARLEYSVILLE HOUSING MARKET**

APRIL 2025

Zip Code(s): 19473, 19450, 19438, 19474 and 19430

Units Sold

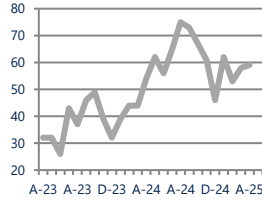
32



Up 19%
Vs. Year Ago

Active Inventory

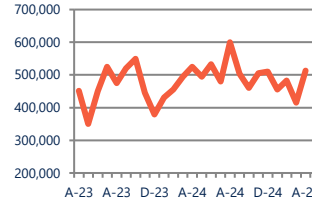
59



Up 9%
Vs. Year Ago

Median Sale Price

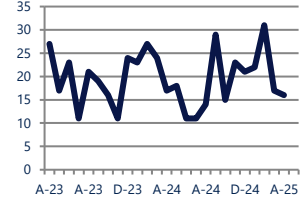
\$513,500



Down -2%
Vs. Year Ago

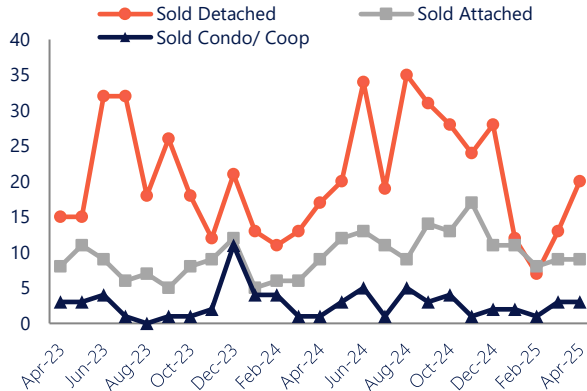
Days On Market

16



Down -6%
Vs. Year Ago

Units Sold*



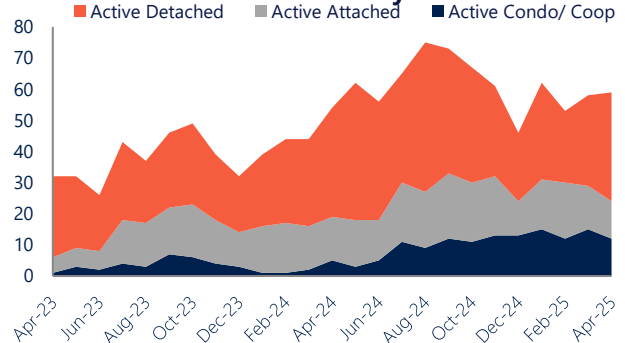
Units Sold

There was an increase in total units sold in April, with 32 sold this month in Schwenksville and Harleysville versus 25 last month, an increase of 28%. This month's total units sold was higher than at this time last year, an increase of 19% versus April 2024.

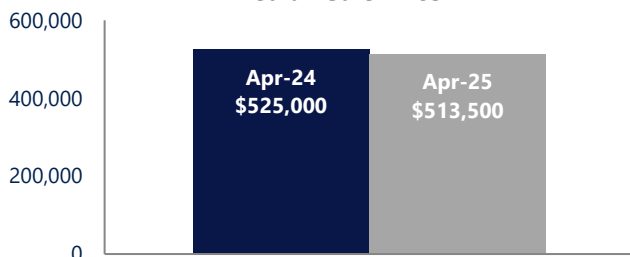
Active Inventory

Versus last year, the total number of homes available this month is higher by 5 units or 9%. The total number of active inventory this April was 59 compared to 54 in April 2024. This month's total of 59 is higher than the previous month's total supply of available inventory of 58, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Schwenksville and Harleysville Homes was \$525,000. This April, the median sale price was \$513,500, a decrease of 2% or \$11,500 compared to last year. The current median sold price is 24% 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.

Schwenksville and Harleysville are defined as properties listed in zip code/s 19473, 19450, 19438, 19474 and 19430.

*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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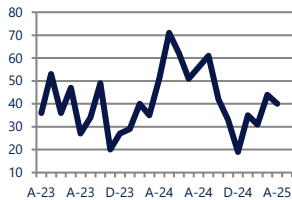
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APRIL 2025

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New Listings

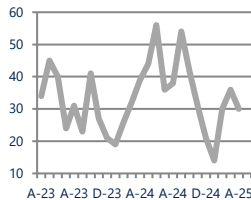
40



Down -22%
Vs. Year Ago

Current Contracts

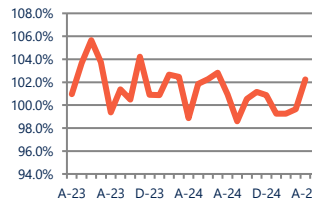
30



Down -23%
Vs. Year Ago

Sold Vs. List Price

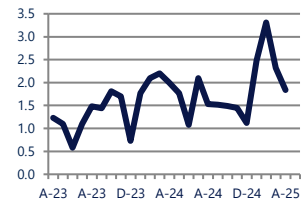
102.2%



Up 3.4%
Vs. Year Ago

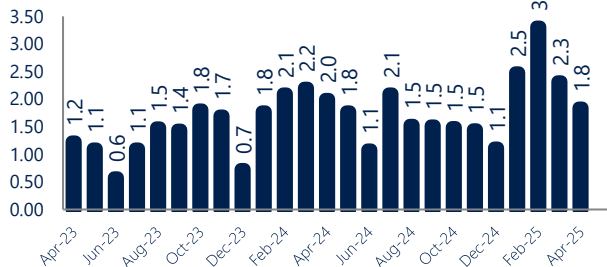
Months of Supply

1.8



Down -8%
Vs. Year Ago

Months Of Supply



Months of Supply

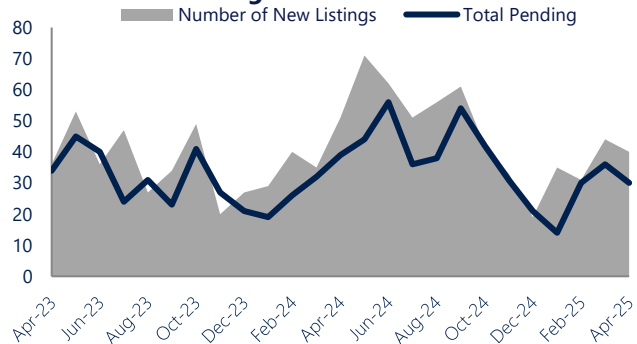
In April, there was 1.8 months of supply available in Schwenksville and Harleysville, compared to 2.0 in April 2024. That is a decrease of 8% versus a year ago.

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.

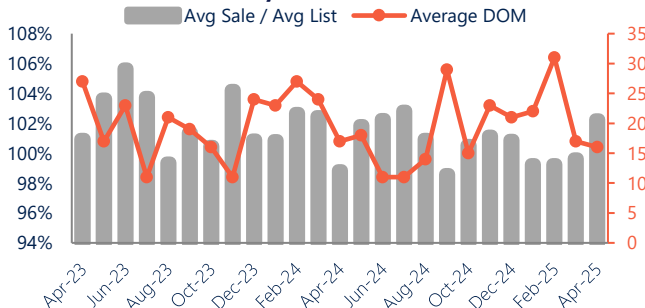
New Listings & Current Contracts

This month there were 40 homes newly listed for sale in Schwenksville and Harleysville compared to 51 in April 2024, a decrease of 22%. There were 30 current contracts pending sale this April compared to 39 a year ago. The number of current contracts is 23% 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 Schwenksville and Harleysville was 102.2% of the average list price, which is 3.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 16, lower than the average last year, which was 17, a decrease of 6%.

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