

THE LONG & FOSTER MARKET MINUTE™

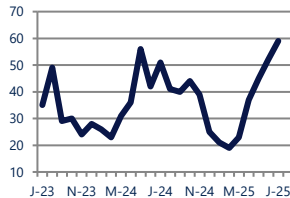
FOCUS ON: **SOUDERTON, TELFORD, AND HATFIELD HOUSING MARKET**

JULY 2025

Zip Code(s): 18969, 18964, 19440 and 18915

Units Sold

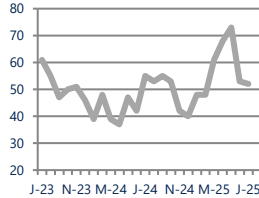
59



Up 16%
Vs. Year Ago

Active Inventory

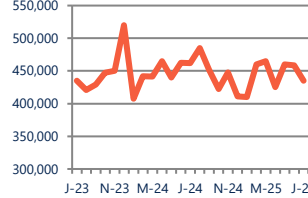
52



Down -5%
Vs. Year Ago

Median Sale Price

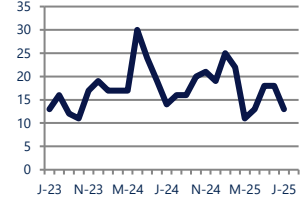
\$435,000



Down -6%
Vs. Year Ago

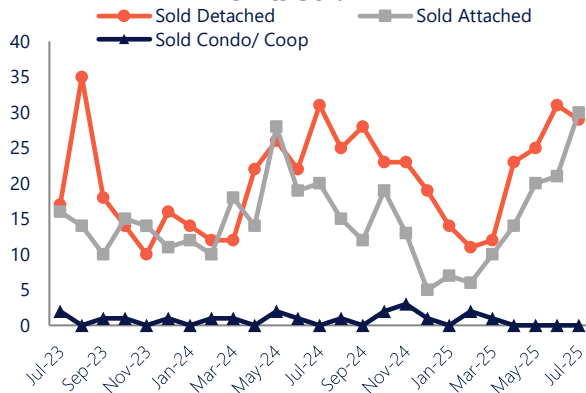
Days On Market

13



Down -7%
Vs. Year Ago

Units Sold*



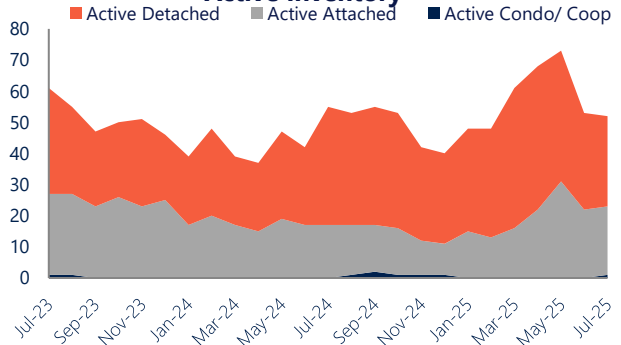
Units Sold

There was an increase in total units sold in July, with 59 sold this month in Souderton, Telford, and Hatfield versus 52 last month, an increase of 13%. This month's total units sold was higher than at this time last year, an increase of 16% versus July 2024.

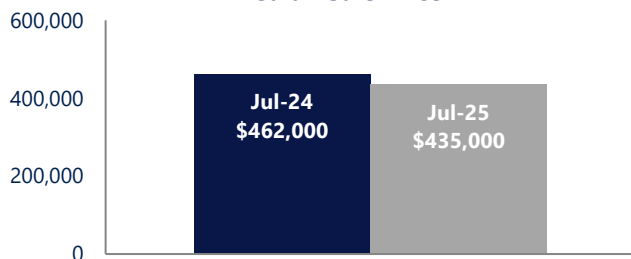
Active Inventory

Versus last year, the total number of homes available this month is lower by 3 units or 5%. The total number of active inventory this July was 52 compared to 55 in July 2024. This month's total of 52 is lower than the previous month's total supply of available inventory of 53, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Souderton, Telford, and Hatfield Homes was \$462,000. This July, the median sale price was \$435,000, a decrease of 6% or \$27,000 compared to last year. The current median sold price is 5% lower 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.

Souderton, Telford, and Hatfield are defined as properties listed in zip code/s 18969, 18964, 19940 and 18915.

*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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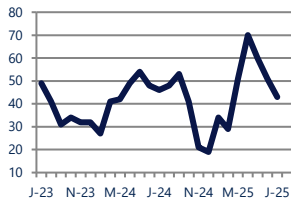
FOCUS ON: **SOUDERTON, TELFORD, AND HATFIELD HOUSING MARKET**

JULY 2025

Zip Code(s): 18969, 18964, 19440 and 18915

New Listings

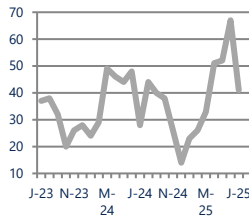
43



Down -7%
Vs. Year Ago

Current Contracts

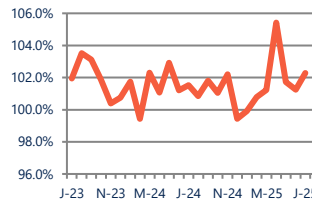
41



Up 46%
Vs. Year Ago

Sold Vs. List Price

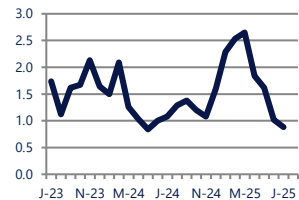
102.3%



Up 0.7%
Vs. Year Ago

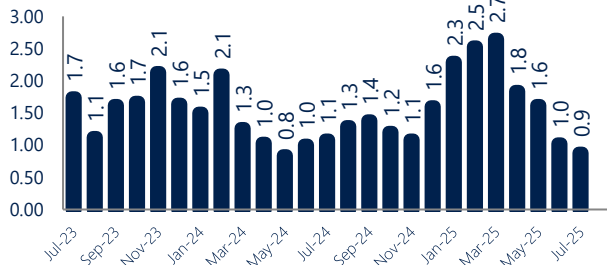
Months of Supply

0.9



Down -19%
Vs. Year Ago

Months Of Supply



Months of Supply

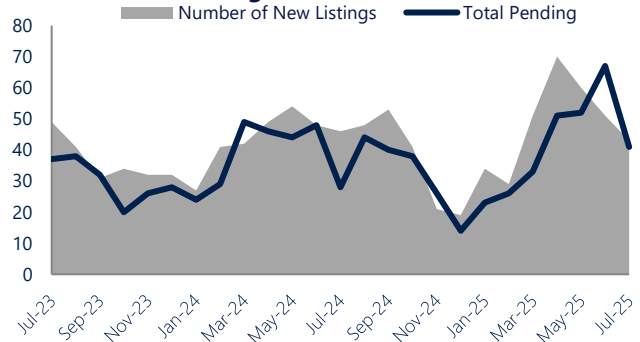
In July, there was 0.9 months of supply available in Souderton, Telford, and Hatfield, compared to 1.1 in July 2024. That is a decrease of 18% versus a year ago.

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.

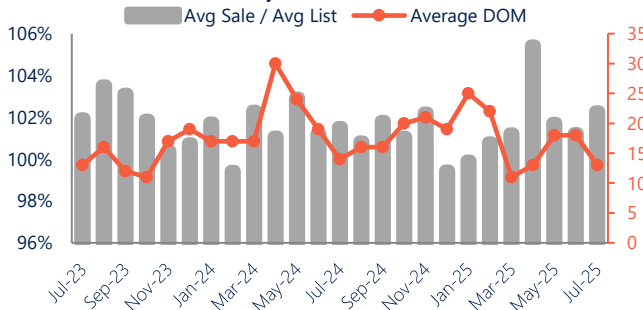
New Listings & Current Contracts

This month there were 43 homes newly listed for sale in Souderton, Telford, and Hatfield compared to 46 in July 2024, a decrease of 7%. There were 41 current contracts pending sale this July compared to 28 a year ago. The number of current contracts is 46% 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 Souderton, Telford, and Hatfield was 102.3% of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 13, lower than the average last year, which was 14, a decrease of 7%.

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