

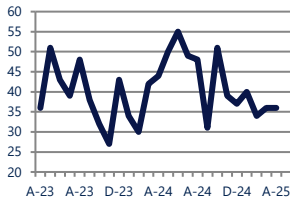
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SOUTH PHILADELPHIA WEST HOUSING MARKET**

APRIL 2025

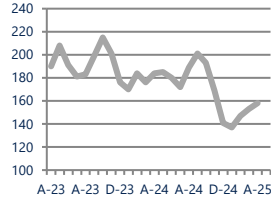
Zip Code(s): 19145

Units Sold
36



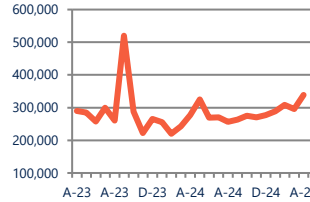
Down -18%
Vs. Year Ago

Active Inventory
158



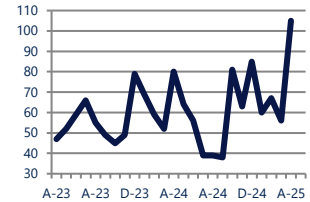
Down -14%
Vs. Year Ago

Median Sale Price
\$339,000



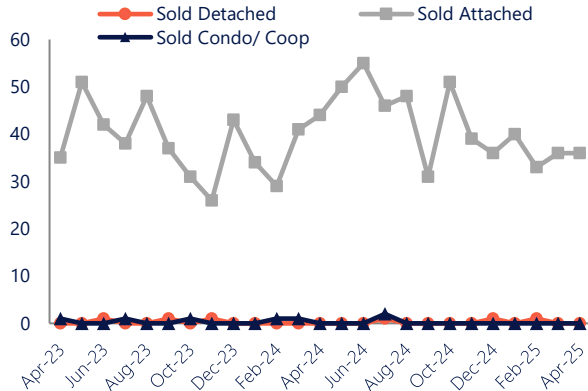
Up 22%
Vs. Year Ago

Days On Market
105



Up 31%
Vs. Year Ago

Units Sold*



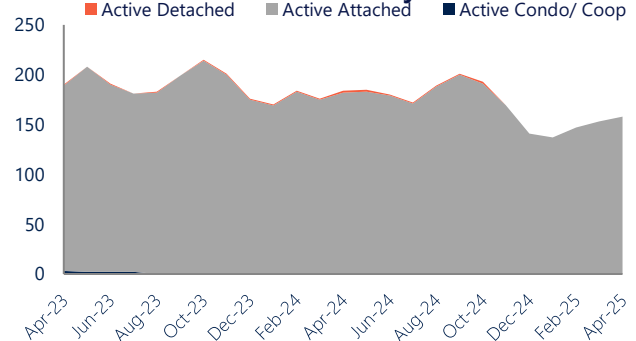
Units Sold

The number of units sold remained stable in April, with 36 sold this month in South Philadelphia West. This month's total units sold was lower than at this time last year, a decrease of 18% versus April 2024.

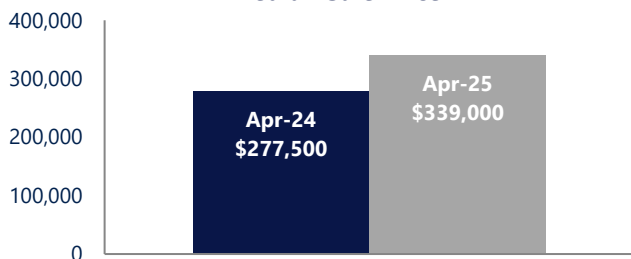
Active Inventory

Versus last year, the total number of homes available this month is lower by 26 units or 14%. The total number of active inventory this April was 158 compared to 184 in April 2024. This month's total of 158 is higher than the previous month's total supply of available inventory of 153, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for South Philadelphia West Homes was \$277,500. This April, the median sale price was \$339,000, an increase of 22% or \$61,500 compared to last year. The current median sold price is 15% 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.

South Philadelphia West are defined as properties listed in zip code/s 19145.

*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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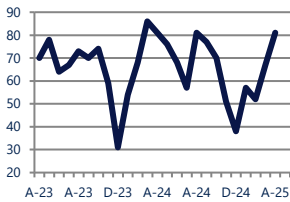
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APRIL 2025

Zip Code(s): 19145

New Listings

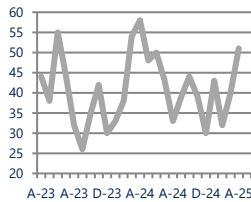
81



No Change
Vs. Year Ago

Current Contracts

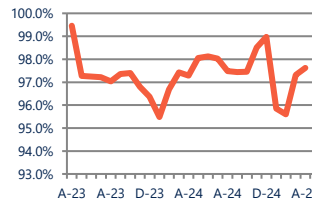
51



Down -12%
Vs. Year Ago

Sold Vs. List Price

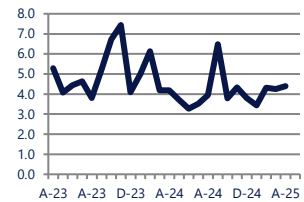
97.6%



No Change
Vs. Year Ago

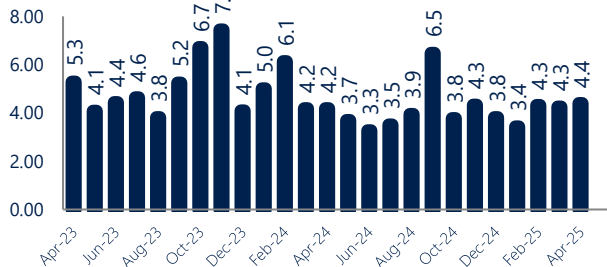
Months of Supply

4.4



Up 5%
Vs. Year Ago

Months Of Supply



Months of Supply

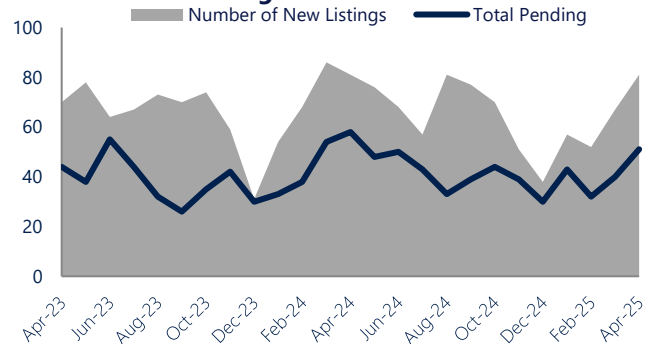
In April, there was 4.4 months of supply available in South Philadelphia West, compared to 4.2 in April 2024. That is an increase of 5% versus a year ago.

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.

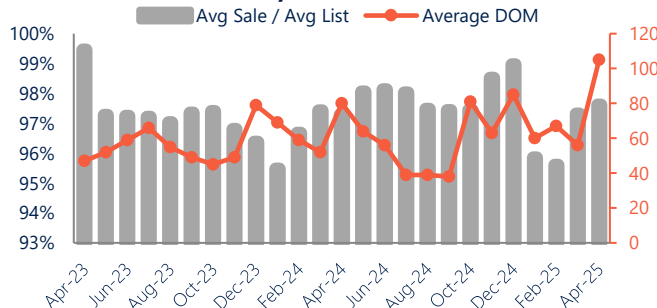
New Listings & Current Contracts

This month there were 81 homes newly listed for sale in South Philadelphia West, which is similar to the amount in April 2024. There were 51 current contracts pending sale this April compared to 58 a year ago. The number of current contracts is 12% 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 South Philadelphia West was 97.6% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 105, higher than the average last year, which was 80, an increase of 31%.

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