

THE LONG & FOSTER MARKET MINUTE™

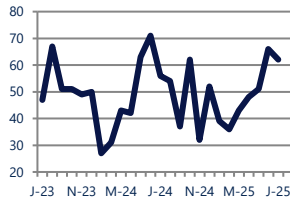
FOCUS ON: **SPRINGFIELD, WALLINGFORD, AND SWARTHMORE HOUSING MARKET**

JULY 2025

Zip Code(s): 19064, 19081, 19070, 19086 and 19033

Units Sold

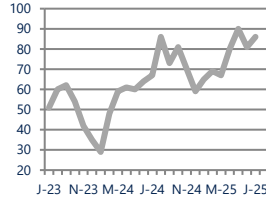
62



Up 11%
Vs. Year Ago

Active Inventory

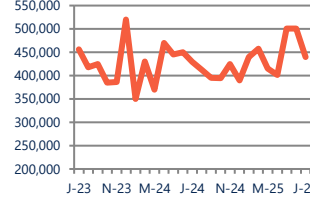
86



Up 28%
Vs. Year Ago

Median Sale Price

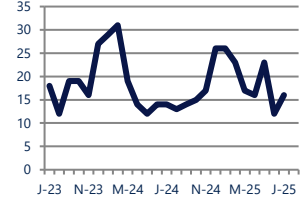
\$440,000



Up 2%
Vs. Year Ago

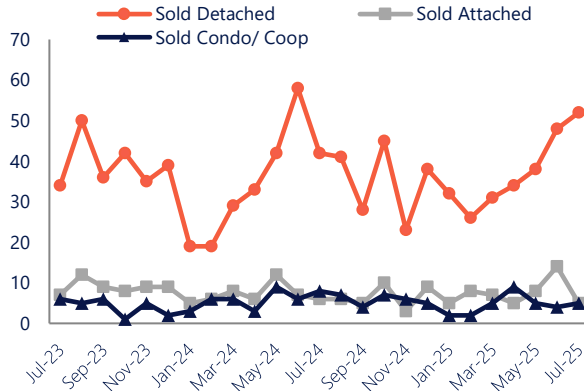
Days On Market

16



Up 14%
Vs. Year Ago

Units Sold*



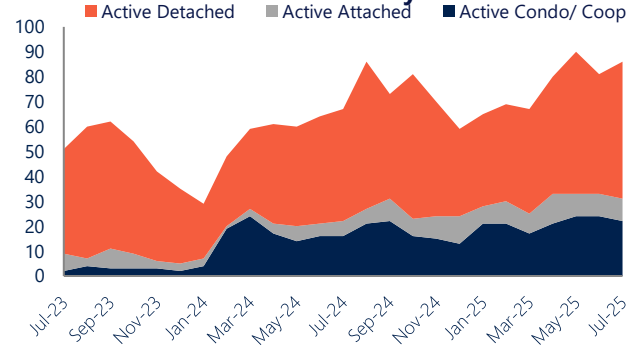
Units Sold

There was a decrease in total units sold in July, with 62 sold this month in Springfield, Wallingford, and Swarthmore versus 66 last month, a decrease of 6%. This month's total units sold was higher than at this time last year, an increase of 11% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 19 units or 28%. The total number of active inventory this July was 86 compared to 67 in July 2024. This month's total of 86 is higher than the previous month's total supply of available inventory of 81, an increase of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Springfield, Wallingford, and Swarthmore Homes was \$429,625. This July, the median sale price was \$440,000, an increase of 2% or \$10,375 compared to last year. The current median sold price is 12% 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.

Springfield, Wallingford, and Swarthmore are defined as properties listed in zip code/s 19064, 19081, 19070, 19086 and 19033.

*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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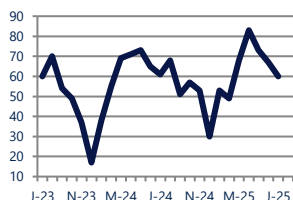
FOCUS ON: **SPRINGFIELD, WALLINGFORD, AND SWARTHMORE HOUSING MARKET**

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New Listings

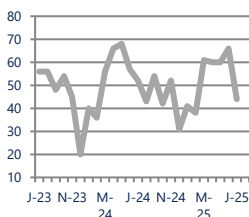
60



Down -2%
Vs. Year Ago

Current Contracts

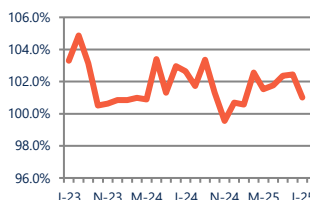
44



Down -15%
Vs. Year Ago

Sold Vs. List Price

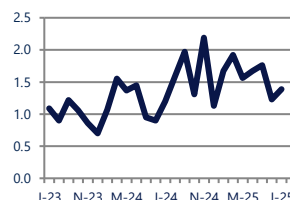
101.0%



Down -1.6%
Vs. Year Ago

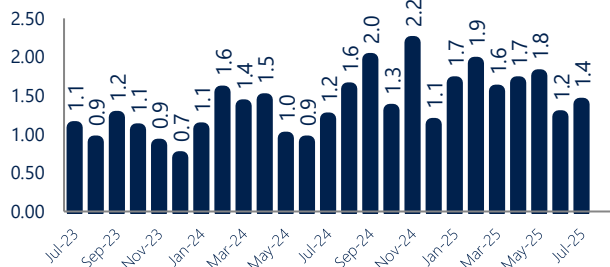
Months of Supply

1.4



Up 16%
Vs. Year Ago

Months Of Supply



Months of Supply

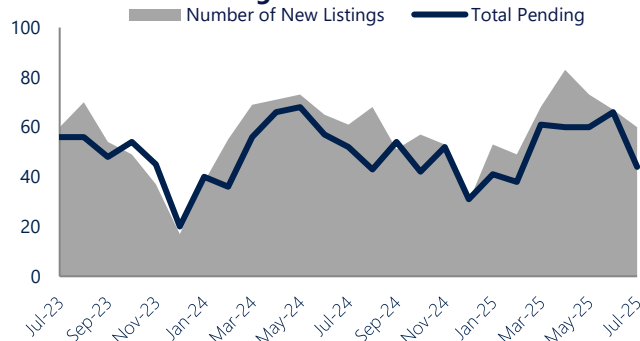
In July, there was 1.4 months of supply available in Springfield, Wallingford, and Swarthmore, compared to 1.2 in July 2024. That is an increase of 16% versus a year ago.

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.

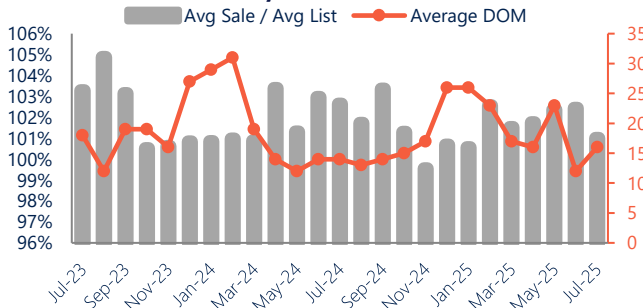
New Listings & Current Contracts

This month there were 60 homes newly listed for sale in Springfield, Wallingford, and Swarthmore compared to 61 in July 2024, a decrease of 2%. There were 44 current contracts pending sale this July compared to 52 a year ago. The number of current contracts is 15% lower 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 Springfield, Wallingford, and Swarthmore was 101.0% of the average list price, which is 1.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 16, higher than the average last year, which was 14, an increase of 14%.

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