

THE LONG & FOSTER MARKET MINUTE™

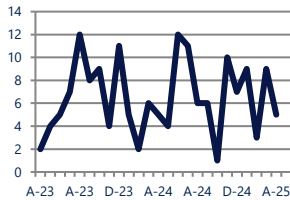
FOCUS ON: **WARMINSTER AND JAMISON HOUSING MARKET**

APRIL 2025

Zip Code(s): 18974 and 18929

Units Sold

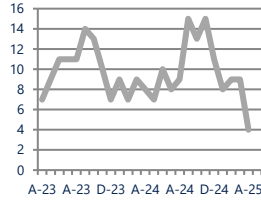
5



No Change
Vs. Year Ago

Active Inventory

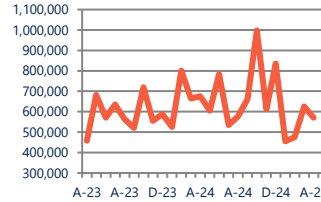
4



Down -50%
Vs. Year Ago

Median Sale Price

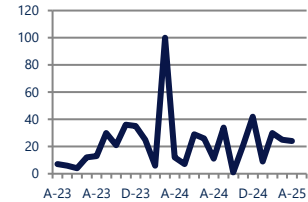
\$570,000



Down -16%
Vs. Year Ago

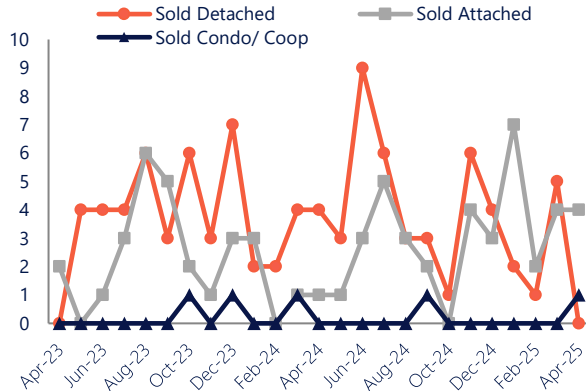
Days On Market

24



Up
Vs. Year Ago

Units Sold*



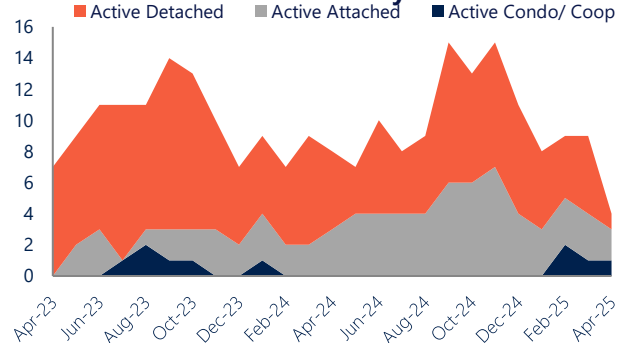
Units Sold

There was a decrease in total units sold in April, with 5 sold this month in Warminster and Jamison, a decrease of 44%. This month's total units sold is similar compared to a year ago.

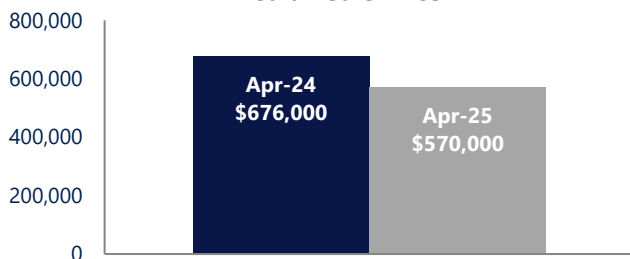
Active Inventory

Versus last year, the total number of homes available this month is lower by 4 units or 50%. The total number of active inventory this April was 4 compared to 8 in April 2024. This month's total of 4 is lower than the previous month's total supply of available inventory of 9, a decrease of 56%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Warminster and Jamison Homes was \$676,000. This April, the median sale price was \$570,000, a decrease of 16% or \$106,000 compared to last year. The current median sold price is 9% lower 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.

Warminster and Jamison are defined as properties listed in zip code/s 18974 and 18929.

*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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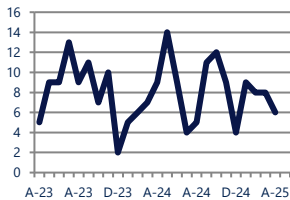
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APRIL 2025

Zip Code(s): 18974 and 18929

New Listings

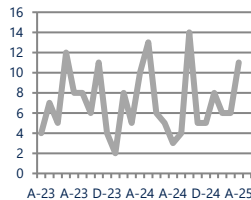
6



Down -33%
Vs. Year Ago

Current Contracts

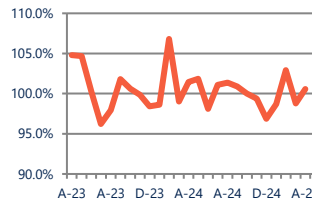
11



Up 10%
Vs. Year Ago

Sold Vs. List Price

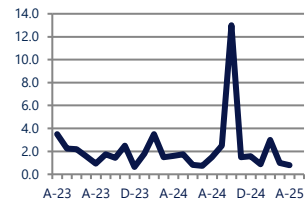
100.6%



Down -0.9%
Vs. Year Ago

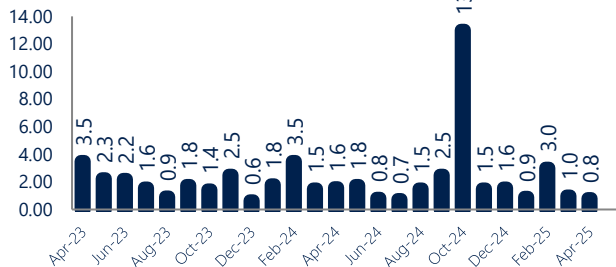
Months of Supply

0.8



Down -50%
Vs. Year Ago

Months Of Supply



Months of Supply

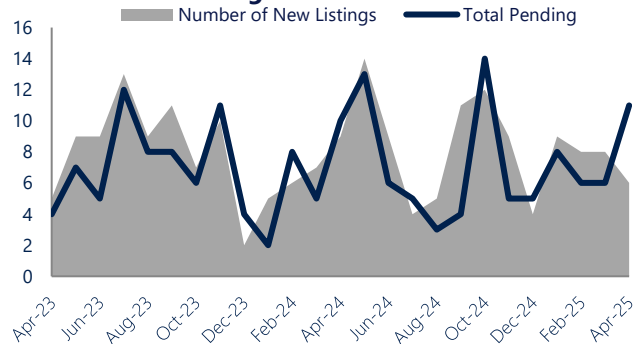
In April, there was 0.8 months of supply available in Warminster and Jamison, compared to 1.6 in April 2024. That is a decrease of 50% versus a year ago.

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.

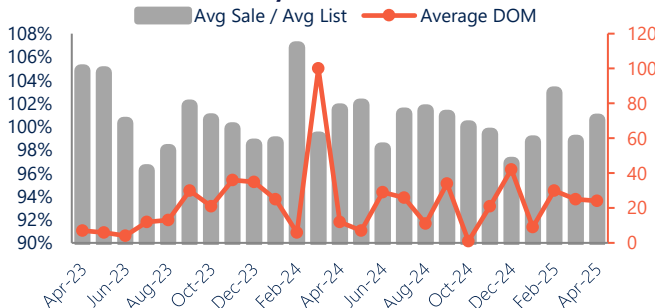
New Listings & Current Contracts

This month there were 6 homes newly listed for sale in Warminster and Jamison compared to 9 in April 2024, a decrease of 33%. There were 11 current contracts pending sale this April compared to 10 a year ago. The number of current contracts is 10% higher 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 Warminster and Jamison was 100.6% of the average list price, which is 0.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 24, higher than the average last year, which was 12. This increase was impacted by the limited number of sales.

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