

THE LONG & FOSTER MARKET MINUTE™

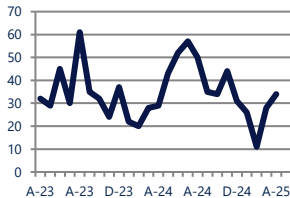
FOCUS ON: **WARRINGTON AND CHALFONT HOUSING MARKET**

APRIL 2025

Zip Code(s): 18914, 18976 and 18932

Units Sold

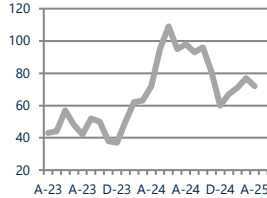
34



Up 17%
Vs. Year Ago

Active Inventory

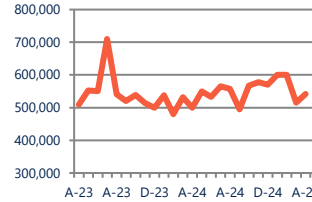
72



No Change
Vs. Year Ago

Median Sale Price

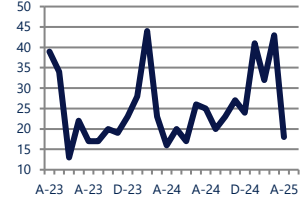
\$542,000



Up 8%
Vs. Year Ago

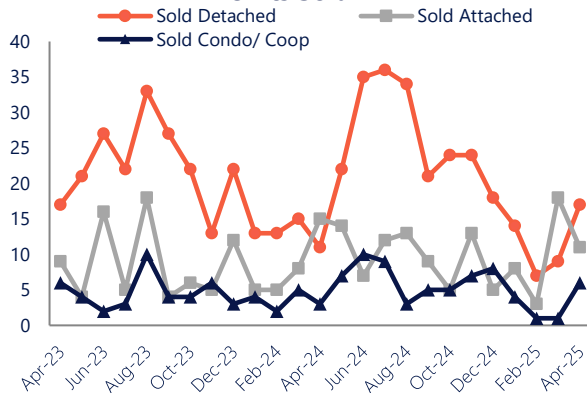
Days On Market

18



Up 13%
Vs. Year Ago

Units Sold*



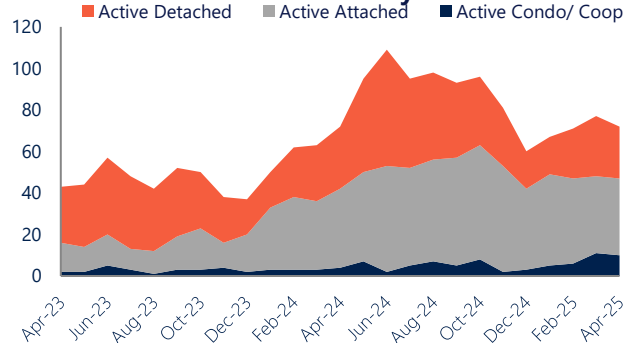
Units Sold

There was an increase in total units sold in April, with 34 sold this month in Warrington and Chalfont versus 28 last month, an increase of 21%. This month's total units sold was higher than at this time last year, an increase of 17% versus April 2024.

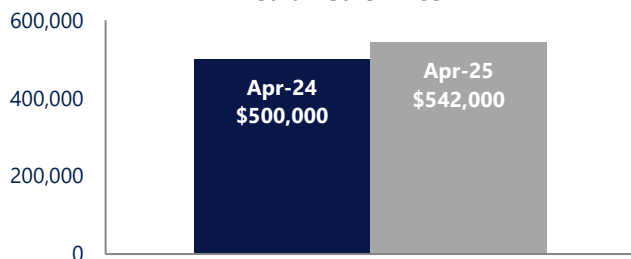
Active Inventory

The total number of homes available this month is 72 units, which is similar compared to a year ago. This month's total of 72 is lower than the previous month's total supply of available inventory of 77, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Warrington and Chalfont Homes was \$500,000. This April, the median sale price was \$542,000, an increase of 8% or \$42,000 compared to last year. The current median sold price is 5% 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.

Warrington and Chalfont are defined as properties listed in zip code/s 18914, 18976 and 18932.

*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.

THE LONG & FOSTER MARKET MINUTE™

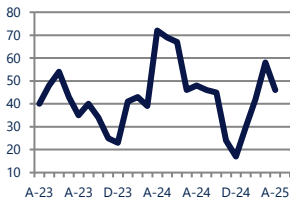
FOCUS ON: **WARRINGTON AND CHALFONT HOUSING MARKET**

APRIL 2025

Zip Code(s): 18914, 18976 and 18932

New Listings

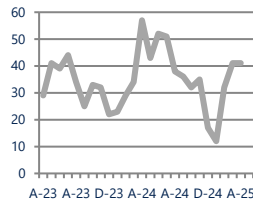
46



Down -36%
Vs. Year Ago

Current Contracts

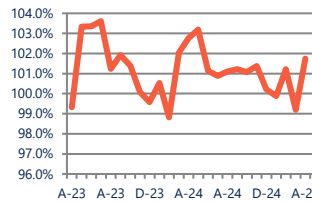
41



Down -28%
Vs. Year Ago

Sold Vs. List Price

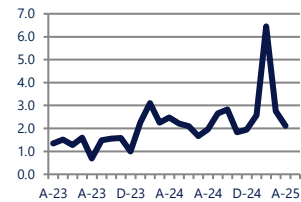
101.8%



Down -1%
Vs. Year Ago

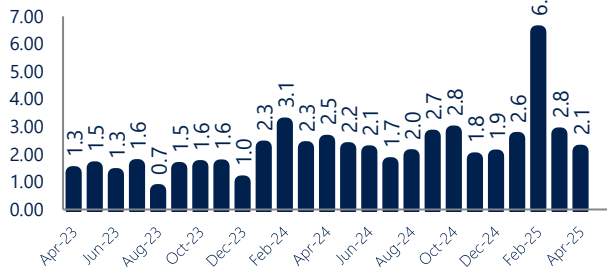
Months of Supply

2.1



Down -15%
Vs. Year Ago

Months Of Supply



Months of Supply

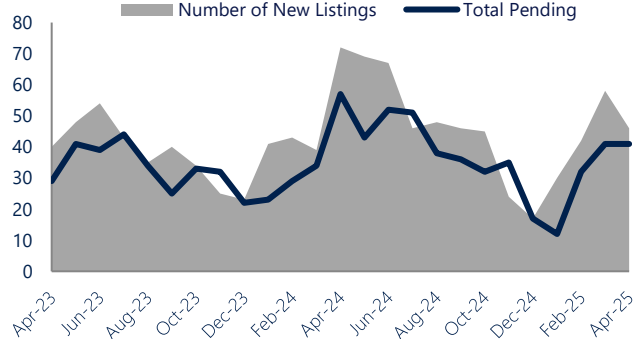
In April, there was 2.1 months of supply available in Warrington and Chalfont, compared to 2.5 in April 2024. That is a decrease of 15% versus a year ago.

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.

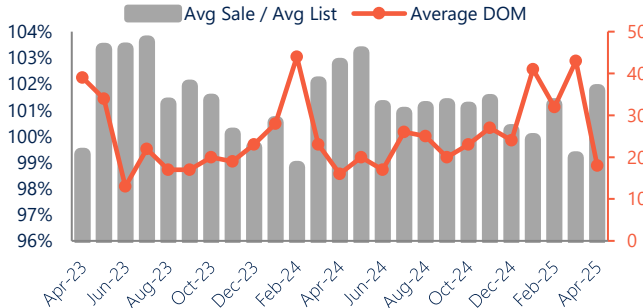
New Listings & Current Contracts

This month there were 46 homes newly listed for sale in Warrington and Chalfont compared to 72 in April 2024, a decrease of 36%. There were 41 current contracts pending sale this April compared to 57 a year ago. The number of current contracts remained stable as compared to last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Warrington and Chalfont was 101.8% of the average list price, which is 1.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 18, higher than the average last year, which was 16, an increase of 13%.

Warrington and Chalfont are defined as properties listed in zip code/s 18914, 18976 and 18932.

*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.