

THE LONG & FOSTER MARKET MINUTE™

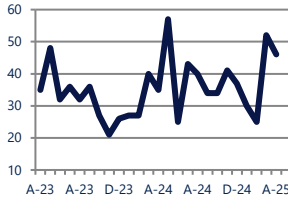
FOCUS ON: **WEST PHILADELPHIA AND UNIVERSITY CITY HOUSING MARKET**

APRIL 2025

Zip Code(s): 19104 and 19139

Units Sold

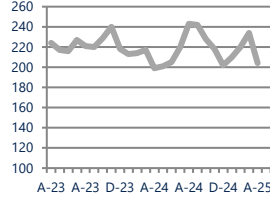
46



Up 31%
Vs. Year Ago

Active Inventory

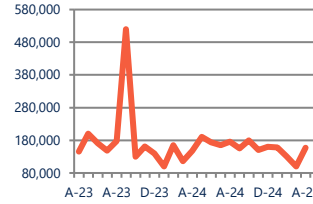
204



Up 3%
Vs. Year Ago

Median Sale Price

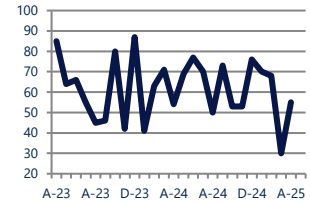
\$156,750



Up 7%
Vs. Year Ago

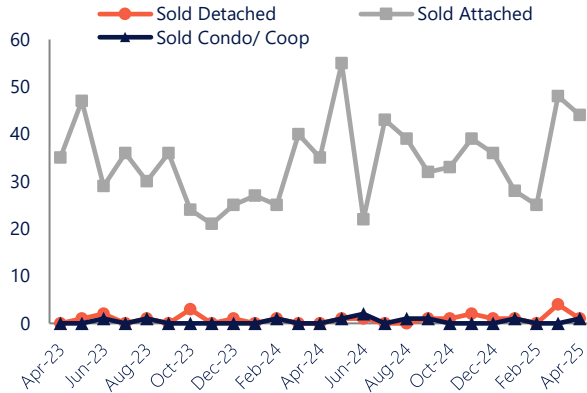
Days On Market

55



Up 2%
Vs. Year Ago

Units Sold*



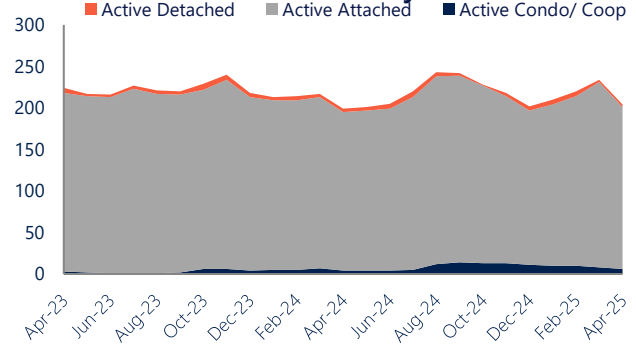
Units Sold

There was a decrease in total units sold in April, with 46 sold this month in West Philadelphia and University City versus 52 last month, a decrease of 12%. This month's total units sold was higher than at this time last year, an increase of 31% versus April 2024.

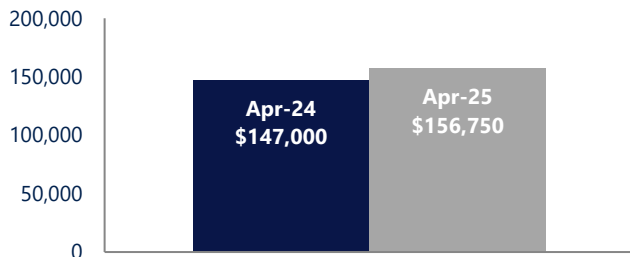
Active Inventory

Versus last year, the total number of homes available this month is higher by 5 units or 3%. The total number of active inventory this April was 204 compared to 199 in April 2024. This month's total of 204 is lower than the previous month's total supply of available inventory of 234, a decrease of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for West Philadelphia and University City Homes was \$147,000. This April, the median sale price was \$156,750, an increase of \$9,750 compared to last year. The current median sold price is 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.

West Philadelphia and University City are defined as properties listed in zip code/s 19104 and 19139.

*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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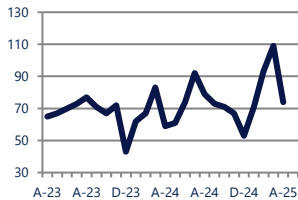
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APRIL 2025

Zip Code(s): 19104 and 19139

New Listings

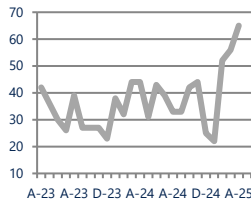
74



Up 25%
Vs. Year Ago

Current Contracts

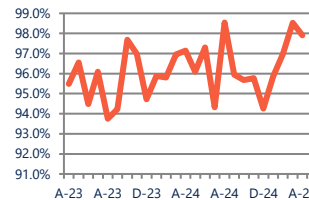
65



Up 48%
Vs. Year Ago

Sold Vs. List Price

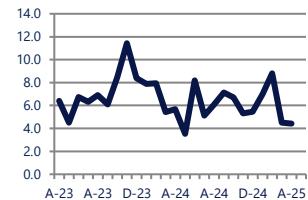
97.9%



Up 0.8%
Vs. Year Ago

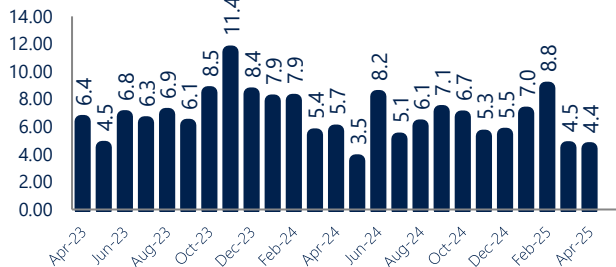
Months of Supply

4.4



Down -22%
Vs. Year Ago

Months Of Supply



Months of Supply

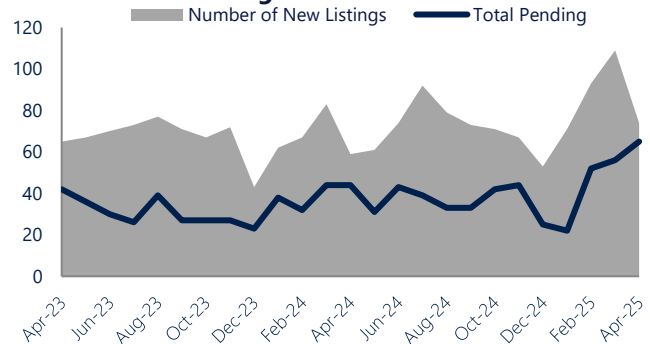
In April, there was 4.4 months of supply available in West Philadelphia and University City, compared to 5.7 in April 2024. That is a decrease of 22% versus a year ago.

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.

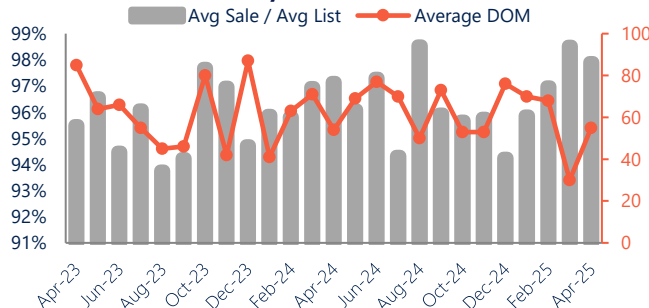
New Listings & Current Contracts

This month there were 74 homes newly listed for sale in West Philadelphia and University City compared to 59 in April 2024, an increase of 25%. There were 65 current contracts pending sale this April compared to 44 a year ago. The number of current contracts is 48% 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 West Philadelphia and University City was 97.9% 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 55, higher than the average last year, which was 54, an increase of 2%.

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