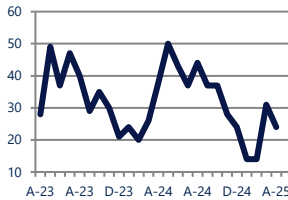


# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WESTMORELAND COUNTY HOUSING MARKET**

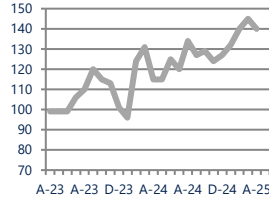
APRIL 2025

## Units Sold 24



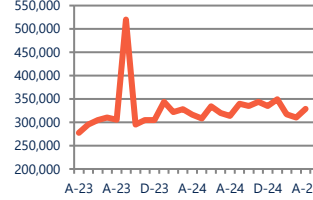
**Down**  
Vs. Year Ago

## Active Inventory 140



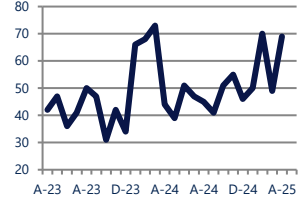
**Up 22%**  
Vs. Year Ago

## Median Sale Price \$329,000



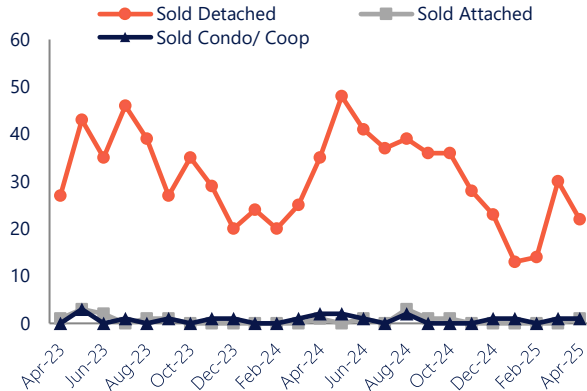
**Up 4%**  
Vs. Year Ago

## Days On Market 69



**Up**  
Vs. Year Ago

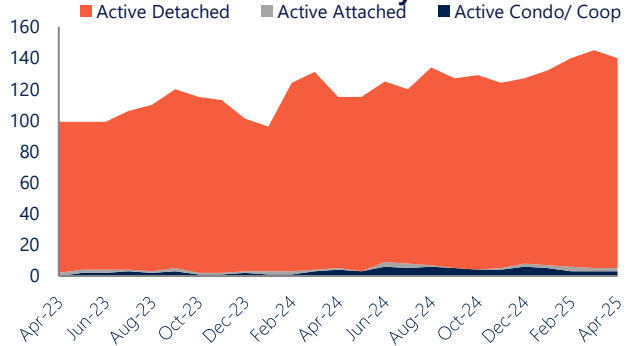
### Units Sold\*



## Units Sold

With relatively few transactions, there was a decrease in total units sold in April, with 24 sold this month in Westmoreland County. This month's total units sold was lower than at this time last year, a decrease from April 2024.

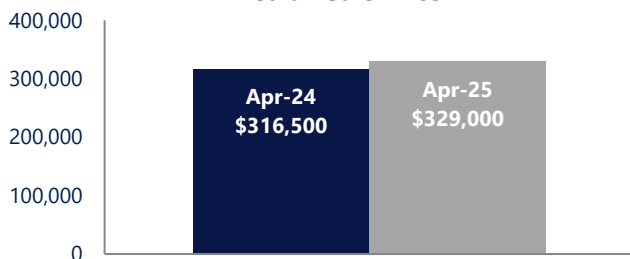
### Active Inventory\*



## Active Inventory

Versus last year, the total number of homes available this month is higher by 25 units or 22%. The total number of active inventory this April was 140 compared to 115 in April 2024. This month's total of 140 is lower than the previous month's total supply of available inventory of 145, a decrease of 3%.

### Median Sale Price



## Median Sale Price

Last April, the median sale price for Westmoreland County Homes was \$316,500. This April, the median sale price was \$329,000, an increase of 4% or \$12,500 compared to last year. The current median sold price is 6% 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.

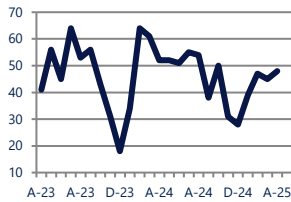
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WESTMORELAND COUNTY HOUSING MARKET**

APRIL 2025

## New Listings

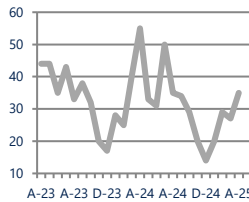
48



**Down -8%**  
Vs. Year Ago

## Current Contracts

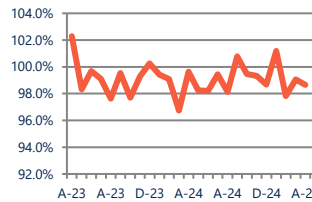
35



**Down -36%**  
Vs. Year Ago

## Sold Vs. List Price

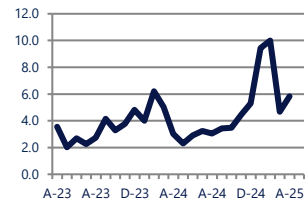
98.7%



**Down -1%**  
Vs. Year Ago

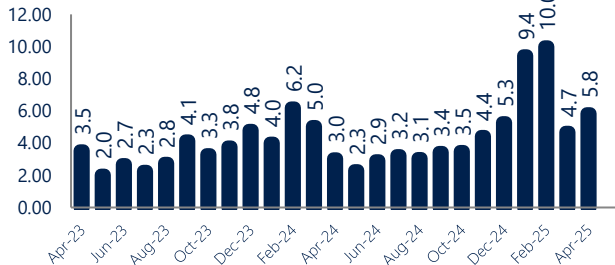
## Months of Supply

5.8



**Up 92%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

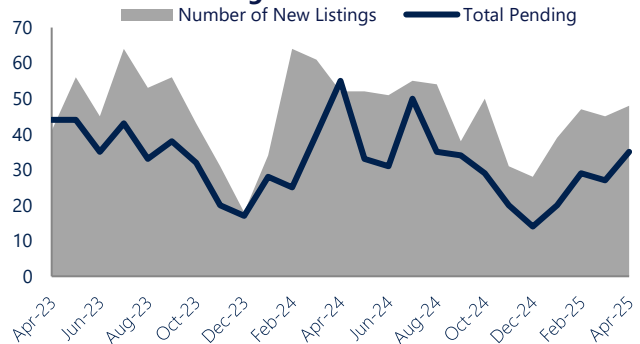
In April, there was 5.8 months of supply available in Westmoreland County, compared to 3.0 in April 2024. That is an increase of 93% versus a year ago.

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.

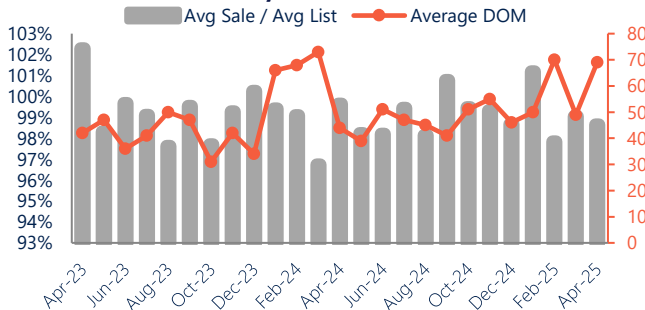
## New Listings & Current Contracts

This month there were 48 homes newly listed for sale in Westmoreland County compared to 52 in April 2024, a decrease of 8%. There were 35 current contracts pending sale this April compared to 55 a year ago. The number of current contracts is 36% 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 Westmoreland County was 98.7% 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 69, higher than the average last year, which was 44. This increase was impacted by the limited number of sales.