

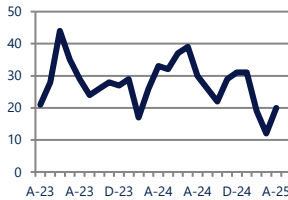
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **BLUE BALL, TALLEYVILLE, AND WEST FARM HOUSING MARKET**

APRIL 2025

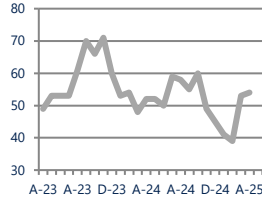
Zip Code(s): 19803, 19807, 19732, 19710 and 19736

## Units Sold 20



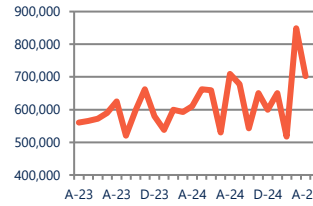
**Down**  
Vs. Year Ago

## Active Inventory 54



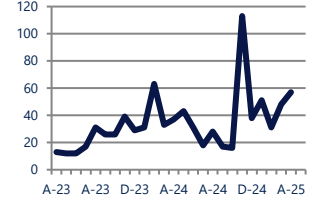
**Up 4%**  
Vs. Year Ago

## Median Sale Price \$702,500



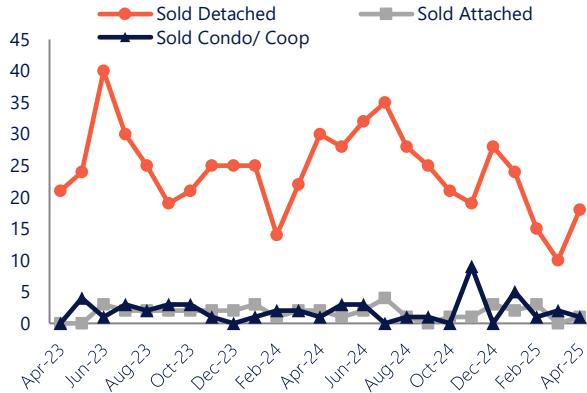
**Up 15%**  
Vs. Year Ago

## Days On Market 57



**Up**  
Vs. Year Ago

### Units Sold\*



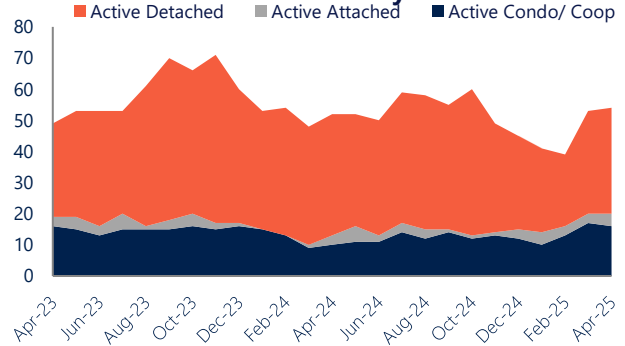
## Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 20 sold this month in Blue Ball, Talleyville, and West Farm. This month's total units sold was lower than at this time last year, a decrease from April 2024.

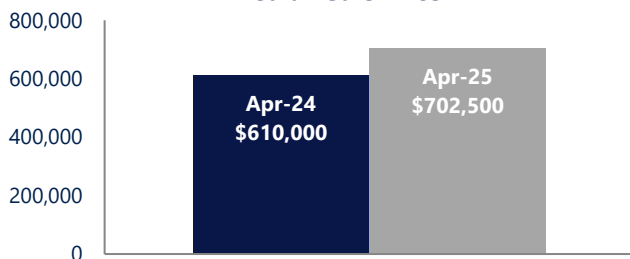
## Active Inventory

Versus last year, the total number of homes available this month is higher by 2 units or 4%. The total number of active inventory this April was 54 compared to 52 in April 2024. This month's total of 54 is higher than the previous month's total supply of available inventory of 53, an increase of 2%.

### Active Inventory\*



### Median Sale Price



## Median Sale Price

Last April, the median sale price for Blue Ball, Talleyville, and West Farm Homes was \$610,000. This April, the median sale price was \$702,500, an increase of 15% or \$92,500 compared to last year. The current median sold price is 17% 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.

Blue Ball, Talleyville, and West Farm are defined as properties listed in zip code/s 19803, 19807, 19732, 19710 and 19736.

\*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™

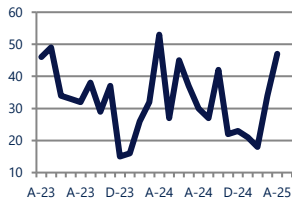
FOCUS ON: **BLUE BALL, TALLEYVILLE, AND WEST FARM HOUSING MARKET**

APRIL 2025

Zip Code(s): 19803, 19807, 19732, 19710 and 19736

### New Listings

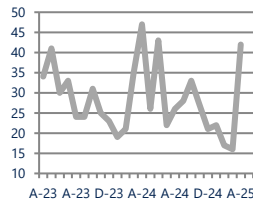
47



**Down -11%**  
Vs. Year Ago

### Current Contracts

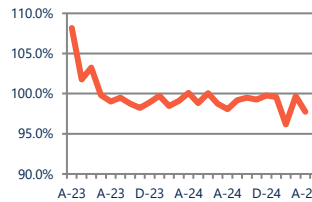
42



**Down -11%**  
Vs. Year Ago

### Sold Vs. List Price

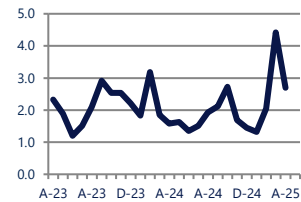
97.7%



**Down -2.4%**  
Vs. Year Ago

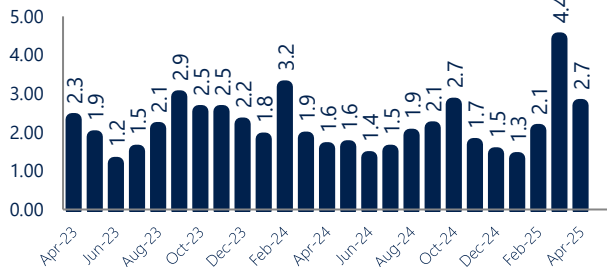
### Months of Supply

2.7



**Up 71%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

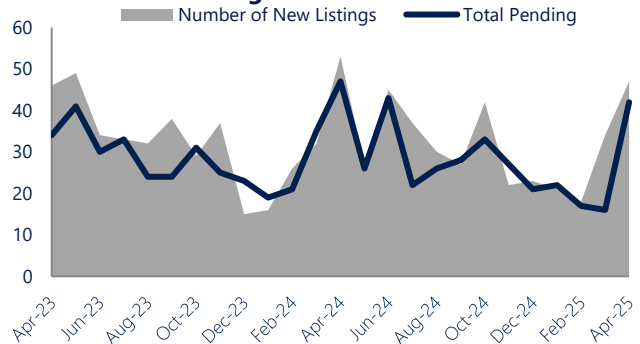
In April, there was 2.7 months of supply available in Blue Ball, Talleyville, and West Farm, compared to 1.6 in April 2024. That is an increase of 71% versus a year ago.

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.

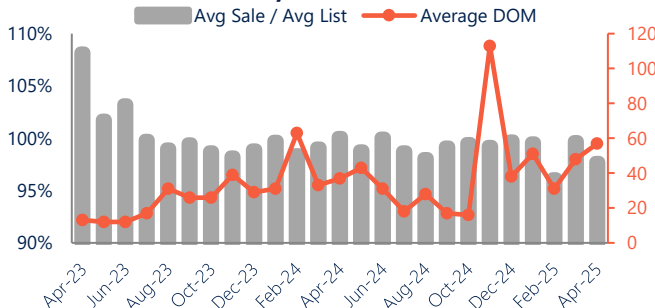
### New Listings & Current Contracts

This month there were 47 homes newly listed for sale in Blue Ball, Talleyville, and West Farm compared to 53 in April 2024, a decrease of 11%. There were 42 current contracts pending sale this April compared to 47 a year ago. The number of current contracts is 11% 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 Blue Ball, Talleyville, and West Farm was 97.7% of the average list price, which is 2.4% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 57, higher than the average last year, which was 37. This increase was impacted by the limited number of sales.

Blue Ball, Talleyville, and West Farm are defined as properties listed in zip code/s 19803, 19807, 19732, 19710 and 19736.

\*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.