



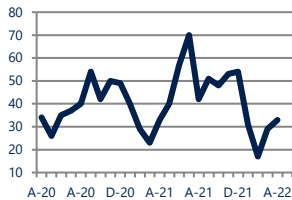
Focus On: Blue Ball, Talleyville, and West Farm Housing Market

April 2022

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

Units Sold

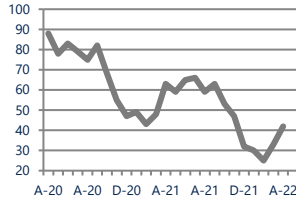
33



No Change
Vs. Year Ago

Active Inventory

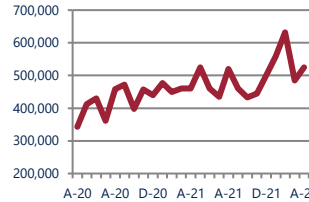
42



Down -33%
Vs. Year Ago

Median Sale Price

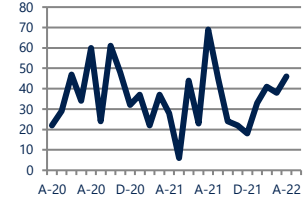
\$525,000



Up 14%
Vs. Year Ago

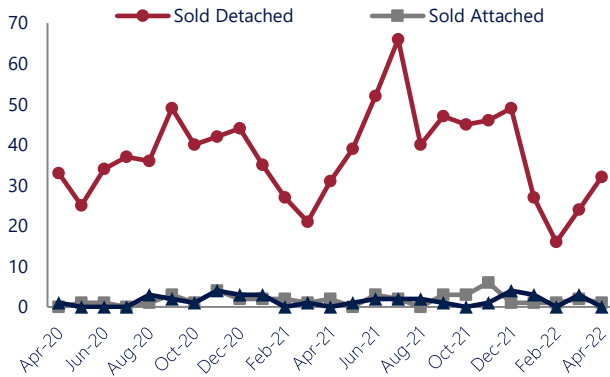
Days On Market

46



Up
Vs. Year Ago

Units Sold*



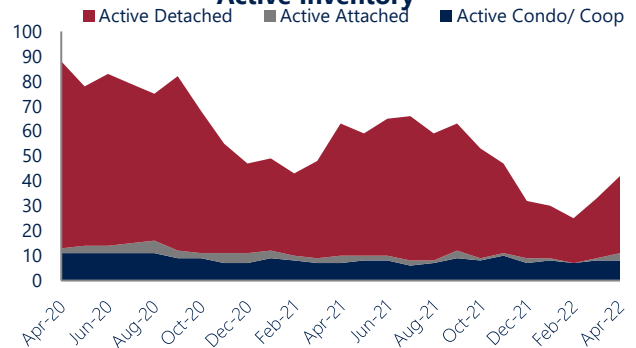
Units Sold

There was an increase in total units sold in April, with 33 sold this month in Blue Ball, Talleyville, and West Farm, an increase of 14%. This month's total units sold is similar compared to a year ago.

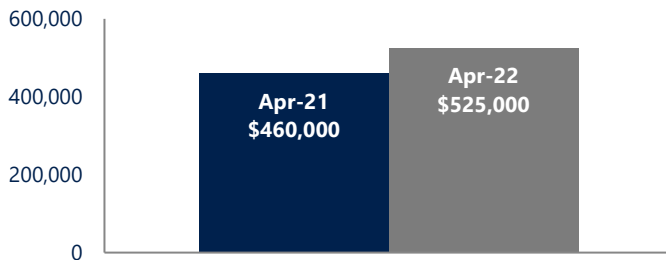
Active Inventory

Versus last year, the total number of homes available this month is lower by 21 units or 33%. The total number of active inventory this April was 42 compared to 63 in April 2021. This month's total of 42 is higher than the previous month's total supply of available inventory of 33, an increase of 27%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Blue Ball, Talleyville, and West Farm Homes was \$460,000. This April, the median sale price was \$525,000, an increase of 14% or \$65,000 compared to last year. The current median sold price is 8% 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.

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.





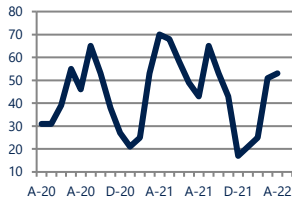
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April 2022

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New Listings

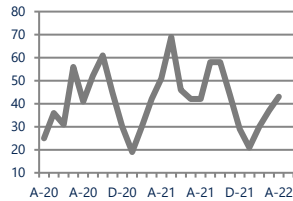
53



Down -24%
Vs. Year Ago

Current Contracts

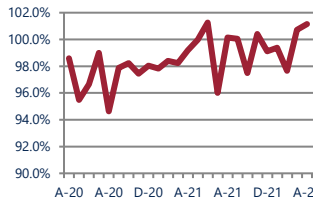
43



Down -16%
Vs. Year Ago

Sold Vs. List Price

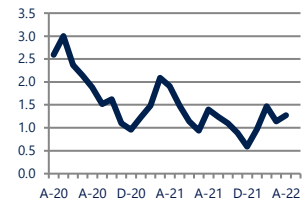
101.2%



Up 2%
Vs. Year Ago

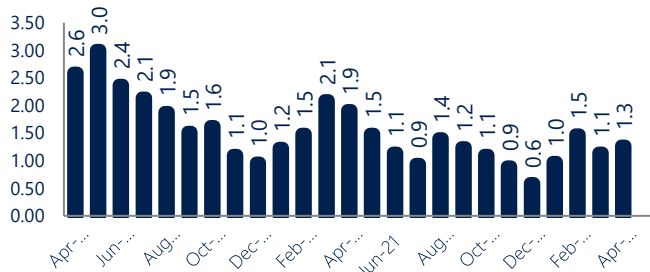
Months of Supply

1.3



Down -34%
Vs. Year Ago

Months Of Supply



Months of Supply

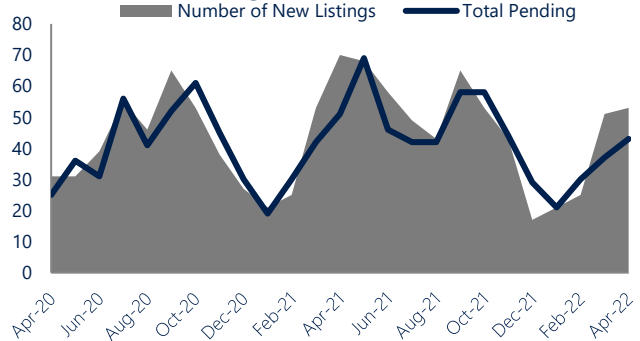
In April, there was 1.3 months of supply available in Blue Ball, Talleyville, and West Farm, compared to 1.9 in April 2021. That is a decrease of 33% versus a year ago.

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.

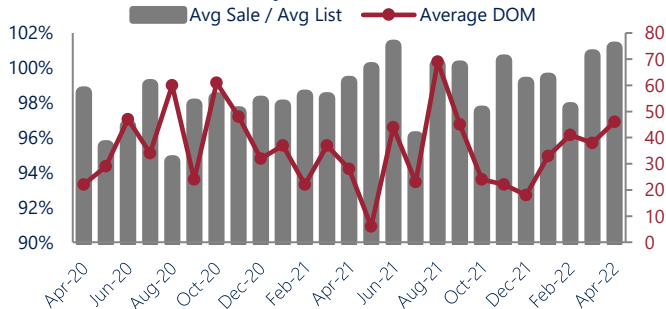
New Listings & Current Contracts

This month there were 53 homes newly listed for sale in Blue Ball, Talleyville, and West Farm compared to 70 in April 2021, a decrease of 24%. There were 43 current contracts pending sale this April compared to 51 a year ago. The number of current contracts is 16% 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 101.2% of the average list price, which is 2.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 46, higher than the average last year, which was 28. This increase was impacted by the limited number of sales.



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