

THE LONG & FOSTER MARKET MINUTE™

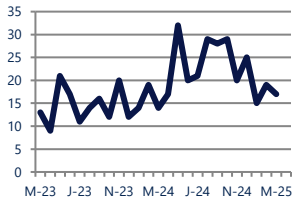
FOCUS ON: **FRANKFORD HOUSING MARKET**

MARCH 2025

Zip Code(s): 19945

Units Sold

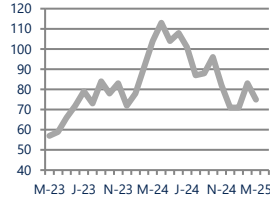
17



Up 21%
Vs. Year Ago

Active Inventory

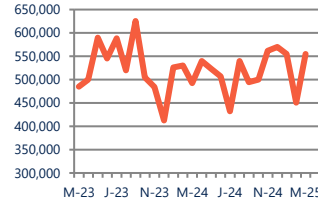
75



Down -28%
Vs. Year Ago

Median Sale Price

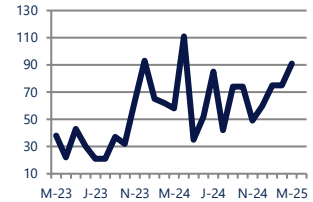
\$555,000



Up 13%
Vs. Year Ago

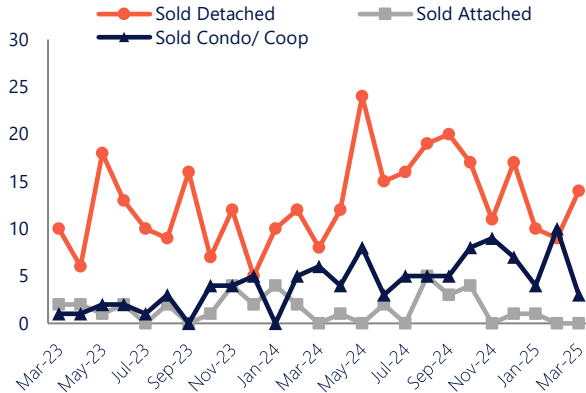
Days On Market

91



Up
Vs. Year Ago

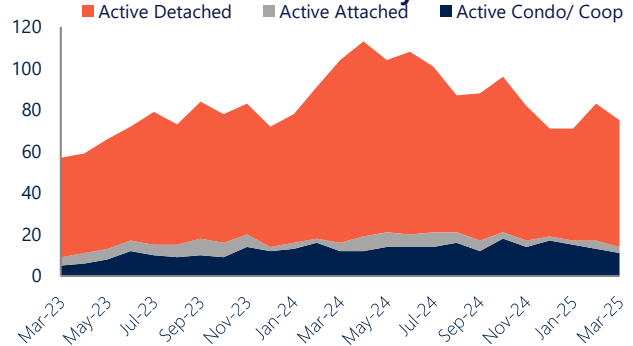
Units Sold*



Units Sold

There was a decrease in total units sold in March, with 17 sold this month in Frankford versus 19 last month, a decrease of 11%. This month's total units sold was higher than at this time last year, an increase of 21% versus March 2024.

Active Inventory*

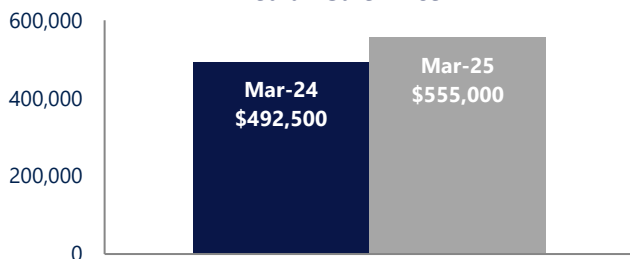


Active Inventory

Versus last year, the total number of homes available this month is lower by 29 units or 28%. The total number of active inventory this March was 75 compared to 104 in March 2024.

This month's total of 75 is lower than the previous month's total supply of available inventory of 83, a decrease of 10%.

Median Sale Price



Median Sale Price

Last March, the median sale price for Frankford Homes was \$492,500. This March, the median sale price was \$555,000, an increase of 13% or \$62,500 compared to last year. The current median sold price is 23% higher than in February.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Frankford are defined as properties listed in zip code/s 19945.

*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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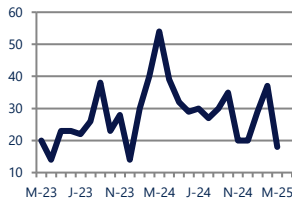
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MARCH 2025

Zip Code(s): 19945

New Listings

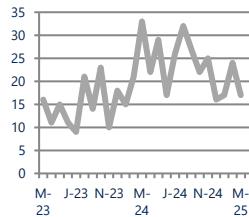
18



Down -67%
Vs. Year Ago

Current Contracts

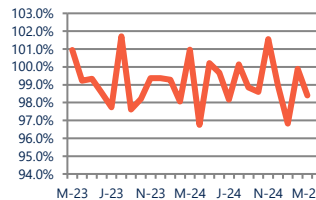
17



Down -48%
Vs. Year Ago

Sold Vs. List Price

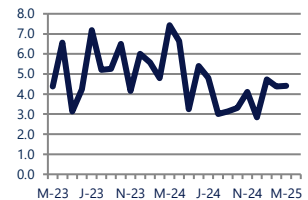
98.4%



Down -2.5%
Vs. Year Ago

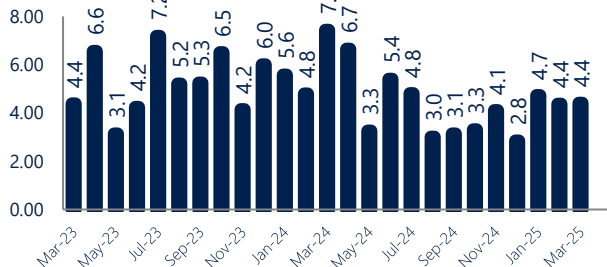
Months of Supply

4.4



Down -41%
Vs. Year Ago

Months Of Supply



Months of Supply

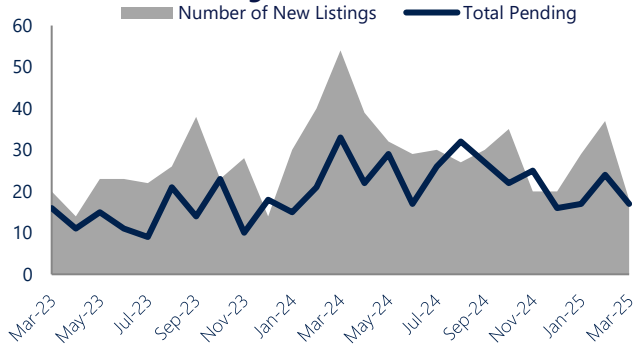
In March, there was 4.4 months of supply available in Frankford, compared to 7.4 in March 2024. That is a decrease of 41% versus a year ago.

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.

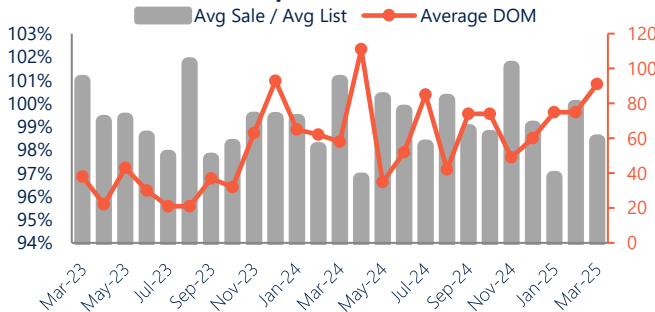
New Listings & Current Contracts

This month there were 18 homes newly listed for sale in Frankford compared to 54 in March 2024, a decrease of 67%. There were 17 current contracts pending sale this March compared to 33 a year ago. The number of current contracts is 48% lower than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Frankford was 98.4% of the average list price, which is 2.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 91, higher than the average last year, which was 58. This increase was impacted by the limited number of sales.

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