

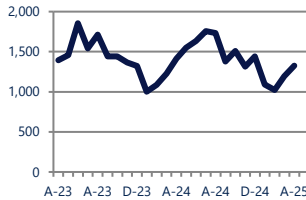
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **LEHIGH VALLEY/DELAWARE VALLEY HOUSING MARKET**

APRIL 2025

Units Sold

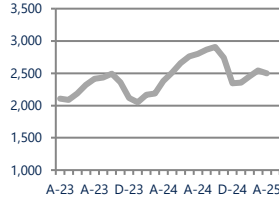
1,324



Down -6%
Vs. Year Ago

Active Inventory

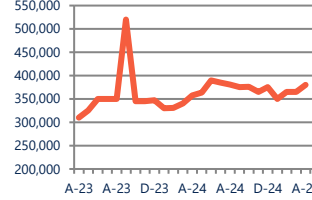
2,498



Up 5%
Vs. Year Ago

Median Sale Price

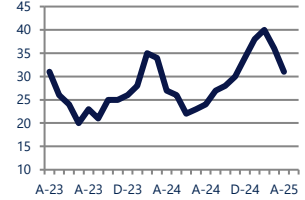
\$380,000



Up 6%
Vs. Year Ago

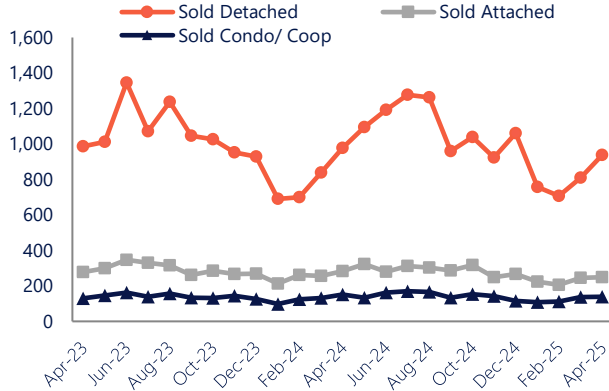
Days On Market

31



Up 15%
Vs. Year Ago

Units Sold*



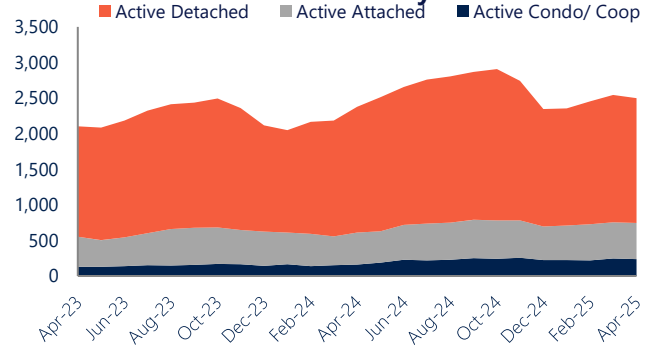
Units Sold

There was an increase in total units sold in April, with 1,324 sold this month in Lehigh Valley/Delaware Valley versus 1,193 last month, an increase of 11%. This month's total units sold was lower than at this time last year, a decrease of 6% versus April 2024.

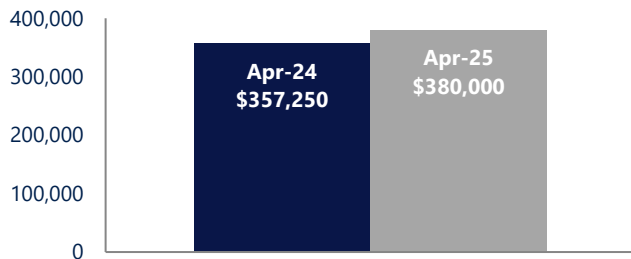
Active Inventory

Versus last year, the total number of homes available this month is higher by 121 units or 5%. The total number of active inventory this April was 2,498 compared to 2,377 in April 2024. This month's total of 2,498 is lower than the previous month's total supply of available inventory of 2,542, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Lehigh Valley/Delaware Valley Homes was \$357,250. This April, the median sale price was \$380,000, an increase of 6% or \$22,750 compared to last year. The current median sold price is 4% 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.

*Defined as the counties of Burlington, Camden, Gloucester, Mercer in NJ

*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.

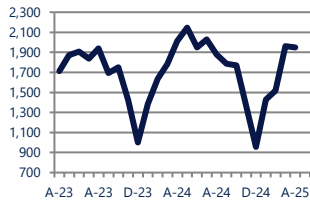
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APRIL 2025

New Listings

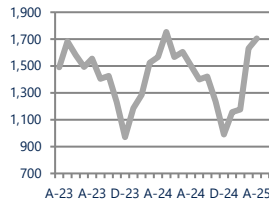
1,950



Down -3%
Vs. Year Ago

Current Contracts

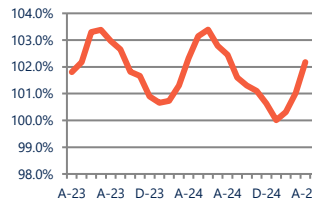
1,705



Up 9%
Vs. Year Ago

Sold Vs. List Price

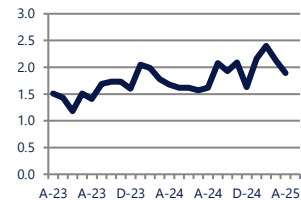
102.2%



No Change
Vs. Year Ago

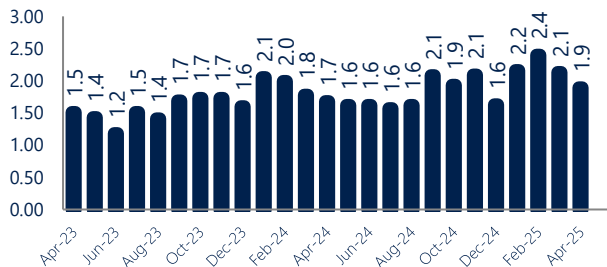
Months of Supply

1.9



Up 13%
Vs. Year Ago

Months Of Supply



Months of Supply

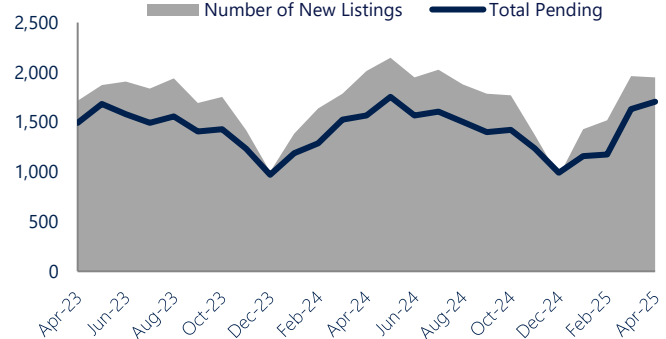
In April, there was 1.9 months of supply available in Lehigh Valley/Delaware Valley, compared to 1.7 in April 2024. That is an increase of 12% versus a year ago.

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.

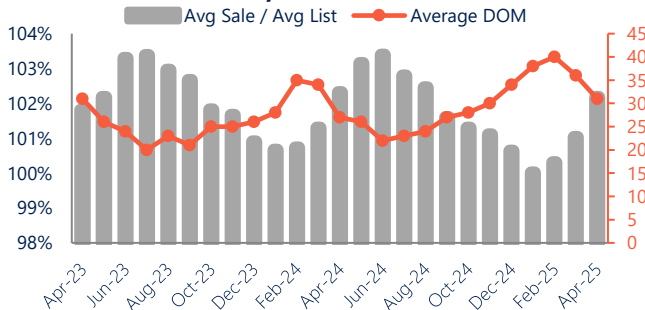
New Listings & Current Contracts

This month there were 1,950 homes newly listed for sale in Lehigh Valley/Delaware Valley compared to 2,014 in April 2024, a decrease of 3%. There were 1,705 current contracts pending sale this April compared to 1,566 a year ago. The number of current contracts is 9% 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 Lehigh Valley/Delaware Valley was 102.2% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 31, higher than the average last year, which was 27, an increase of 15%.

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