

THE LONG & FOSTER MARKET MINUTE™

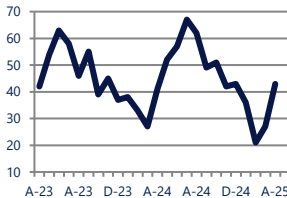
FOCUS ON: **ABINGTON, HUNTINGTON VALLEY, AND JENKINTOWN HOUSING MARKET**

APRIL 2025

Zip Code(s): 19001, 19006, 19009 and 19046

Units Sold

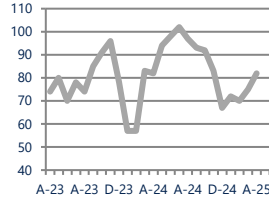
43



Up 5%
Vs. Year Ago

Active Inventory

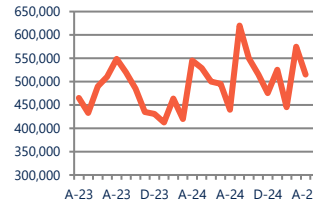
82



No Change
Vs. Year Ago

Median Sale Price

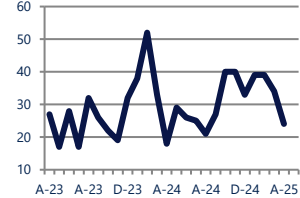
\$515,000



Down -6%
Vs. Year Ago

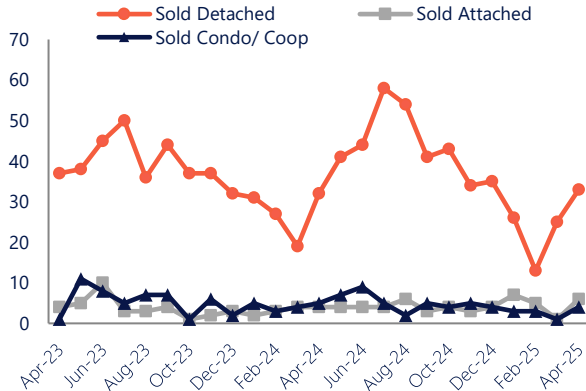
Days On Market

24



Up 33%
Vs. Year Ago

Units Sold*



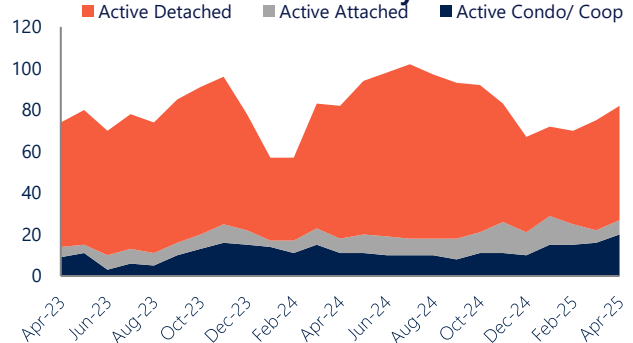
Units Sold

There was an increase in total units sold in April, with 43 sold this month in Abington, Huntington Valley, and Jenkintown. This month's total units sold was higher than at this time last year.

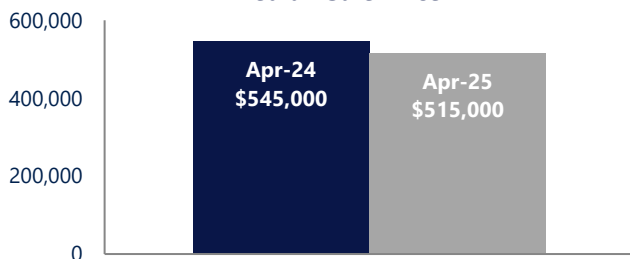
Active Inventory

The total number of homes available this month is 82 units, which is similar compared to a year ago. This month's total of 82 is higher than the previous month's total supply of available inventory of 75, an increase of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Abington, Huntington Valley, and Jenkintown Homes was \$545,000. This April, the median sale price was \$515,000, a decrease of 6% or \$30,000 compared to last year. The current median sold price is 10% 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.

Abington, Huntington Valley, and Jenkintown are defined as properties listed in zip code/s 19001, 19006, 19009 and 19046.

*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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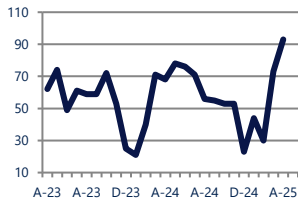
FOCUS ON: **ABINGTON, HUNTINGTON VALLEY, AND JENKINTOWN HOUSING MARKET**

APRIL 2025

Zip Code(s): 19001, 19006, 19009 and 19046

New Listings

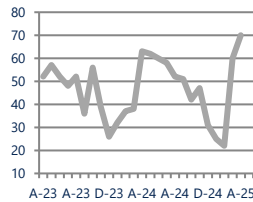
93



Up 37%
Vs. Year Ago

Current Contracts

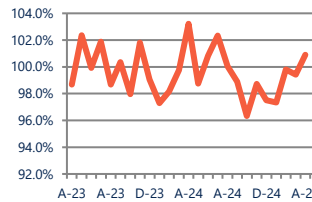
70



Up 11%
Vs. Year Ago

Sold Vs. List Price

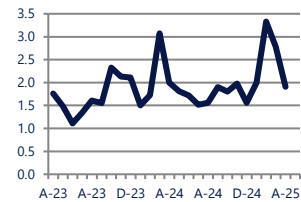
100.9%



Down -2.2%
Vs. Year Ago

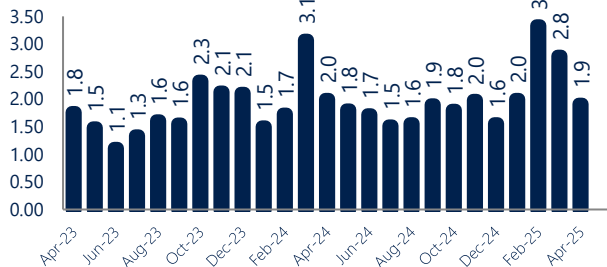
Months of Supply

1.9



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

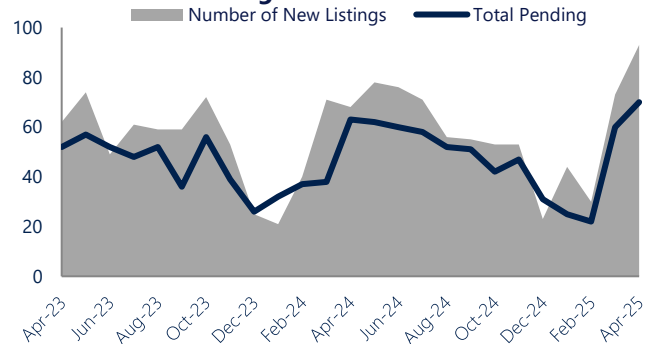
In April, there was 1.9 months of supply available in Abington, Huntington Valley, and Jenkintown. The amount of supply is similar compared to a year ago.

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.

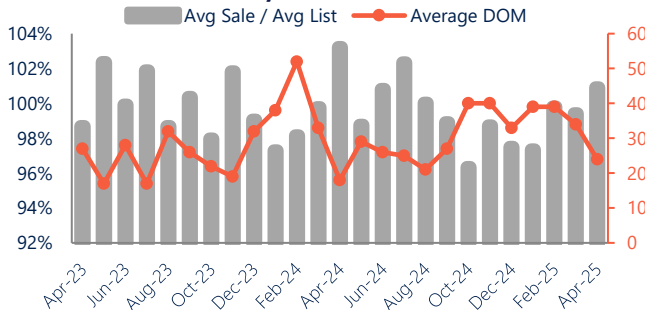
New Listings & Current Contracts

This month there were 93 homes newly listed for sale in Abington, Huntington Valley, and Jenkintown compared to 68 in April 2024, an increase of 37%. There were 70 current contracts pending sale this April compared to 63 a year ago. The number of current contracts is 11% 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 Abington, Huntington Valley, and Jenkintown was 100.9% of the average list price, which is 2.3% lower than at this time last year.

Days On Market

This month, the average number of days on market was 24, higher than the average last year, which was 18, an increase of 33%.

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