

THE LONG & FOSTER MARKET MINUTE™

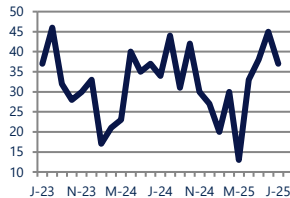
FOCUS ON: **AMBLER HOUSING MARKET**

JULY 2025

Zip Code(s): 19002, 19437 and 19477

Units Sold

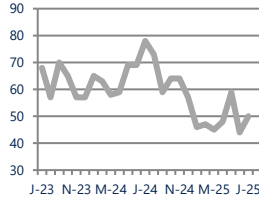
37



Up 9%
Vs. Year Ago

Active Inventory

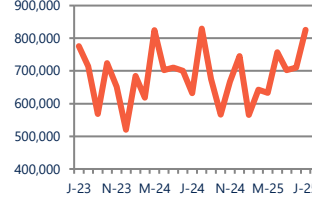
50



Down -36%
Vs. Year Ago

Median Sale Price

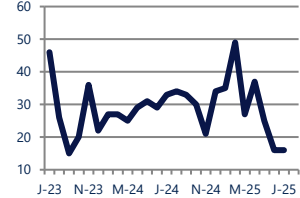
\$825,818



Up
Vs. Year Ago

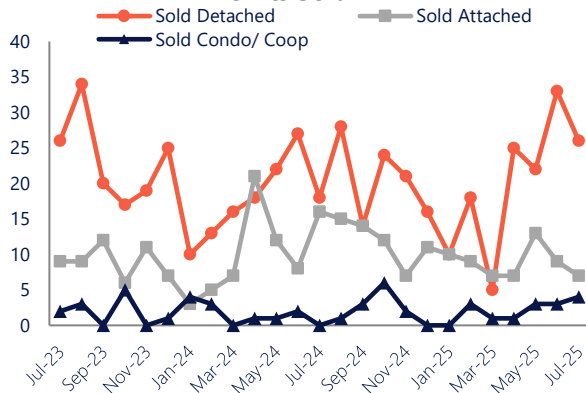
Days On Market

16



Down
Vs. Year Ago

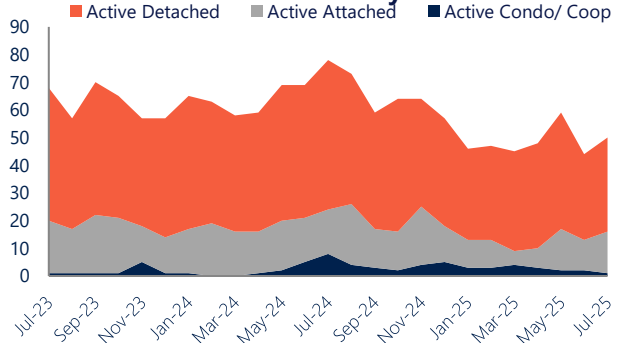
Units Sold*



Units Sold

There was a decrease in total units sold in July, with 37 sold this month in Ambler versus 45 last month, a decrease of 18%. This month's total units sold was higher than at this time last year, an increase of 9% versus July 2024.

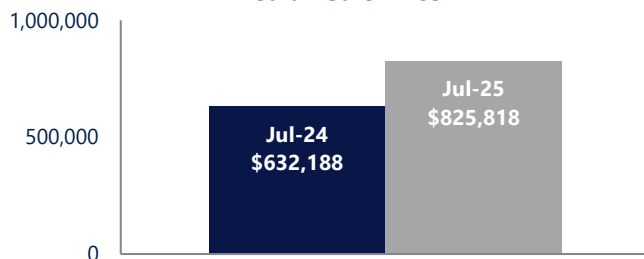
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 28 units or 36%. The total number of active inventory this July was 50 compared to 78 in July 2024. This month's total of 50 is higher than the previous month's total supply of available inventory of 44, an increase of 14%.

Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last July, the median sale price for Ambler Homes was \$632,188. This July, the median sale price was \$825,818, an increase of \$193,630 compared to last year. The current median sold price is higher than in June.

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

Ambler are defined as properties listed in zip code/s 19002, 19437 and 19477.

*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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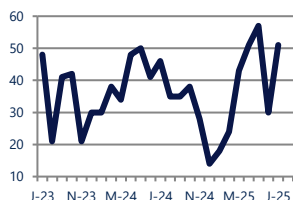
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JULY 2025

Zip Code(s): 19002, 19437 and 19477

New Listings

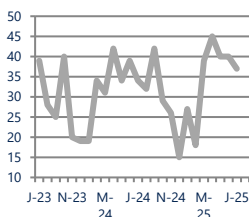
51



Up 11%
Vs. Year Ago

Current Contracts

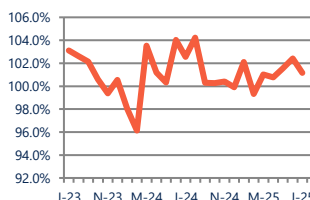
37



Up 9%
Vs. Year Ago

Sold Vs. List Price

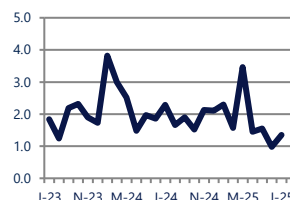
101.2%



Down -1.4%
Vs. Year Ago

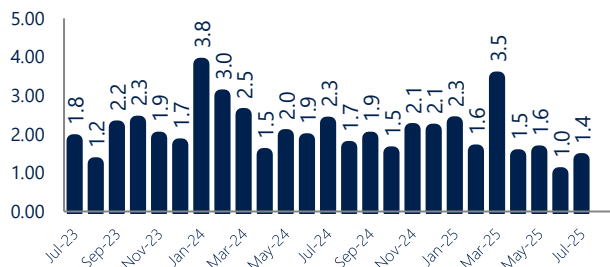
Months of Supply

1.4



Down -41%
Vs. Year Ago

Months Of Supply



Months of Supply

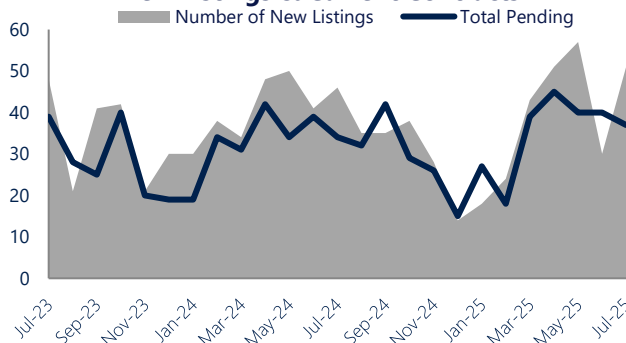
In July, there was 1.4 months of supply available in Ambler, compared to 2.3 in July 2024. That is a decrease of 41% versus a year ago.

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.

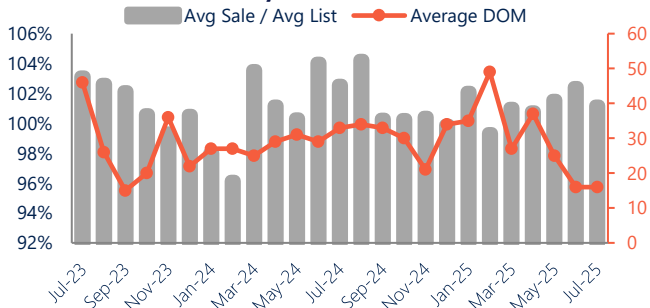
New Listings & Current Contracts

This month there were 51 homes newly listed for sale in Ambler compared to 46 in July 2024, an increase of 11%. There were 37 current contracts pending sale this July compared to 34 a year ago. The number of current contracts is 9% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Ambler was 101.2% of the average list price, which is 1.4% lower than at this time last year.

Days On Market

This month, the average number of days on market was 16, lower than the average last year, which was 33. This decrease was impacted by the limited number of sales.

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