

# THE LONG & FOSTER MARKET MINUTE™

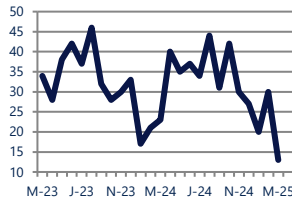
FOCUS ON: **AMBLER HOUSING MARKET**

MARCH 2025

Zip Code(s): 19002, 19437 and 19477

## Units Sold

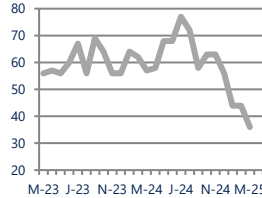
13



**Down**  
Vs. Year Ago

## Active Inventory

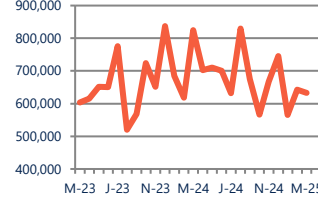
36



**Down -37%**  
Vs. Year Ago

## Median Sale Price

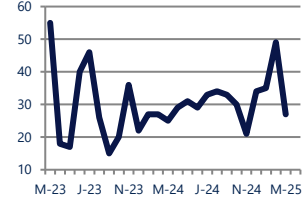
\$633,000



**Down -23%**  
Vs. Year Ago

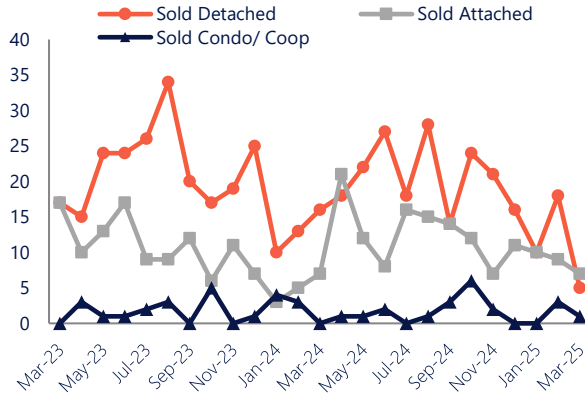
## Days On Market

27



**Up 8%**  
Vs. Year Ago

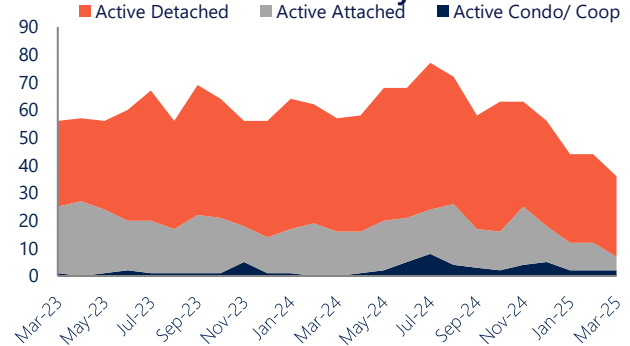
### Units Sold\*



## Units Sold

With relatively few transactions, there was a decrease in total units sold in March, with 13 sold this month in Ambler. This month's total units sold was lower than at this time last year, a decrease from March 2024.

### Active Inventory\*

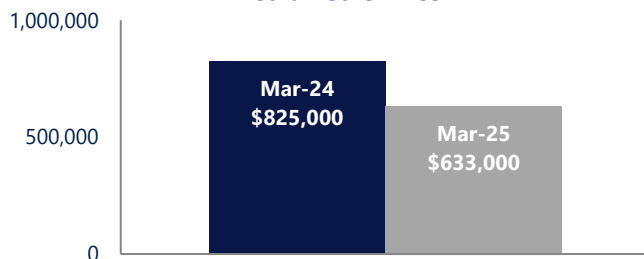


## Active Inventory

Versus last year, the total number of homes available this month is lower by 21 units or 37%. The total number of active inventory this March was 36 compared to 57 in March 2024.

This month's total of 36 is lower than the previous month's total supply of available inventory of 44, a decrease of 18%.

## Median Sale Price



## Median Sale Price

Last March, the median sale price for Ambler Homes was \$825,000. This March, the median sale price was \$633,000, a decrease of 23% or \$192,000 compared to last year. The current median sold price is 1% lower 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.

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.

**LONG & FOSTER**  
REAL ESTATE



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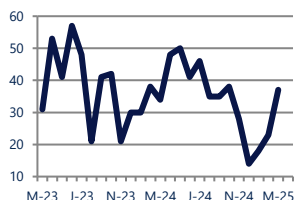
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MARCH 2025

Zip Code(s): 19002, 19437 and 19477

## New Listings

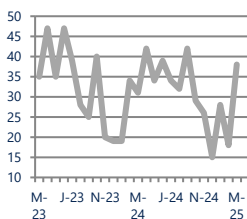
37



**Up 9%**  
Vs. Year Ago

## Current Contracts

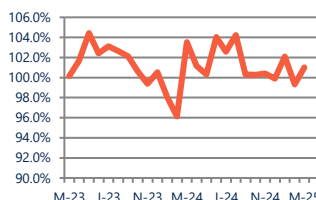
38



**Up 23%**  
Vs. Year Ago

## Sold Vs. List Price

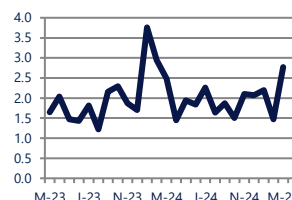
101.0%



**Down -2.4%**  
Vs. Year Ago

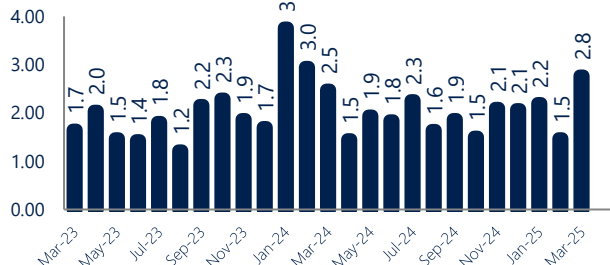
## Months of Supply

2.8



**Up 12%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

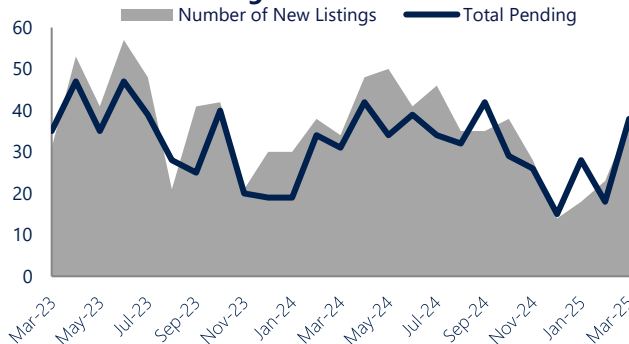
In March, there was 2.8 months of supply available in Ambler, compared to 2.5 in March 2024. That is an increase of 12% versus a year ago.

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.

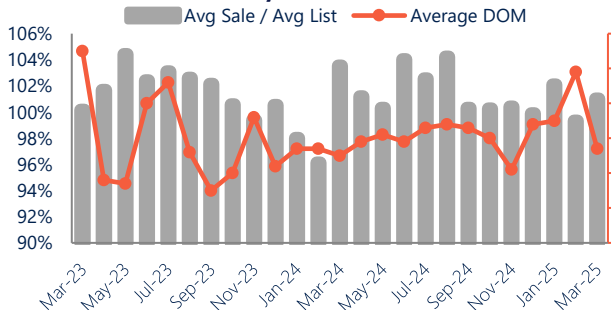
## New Listings & Current Contracts

This month there were 37 homes newly listed for sale in Ambler compared to 34 in March 2024, an increase of 9%. There were 38 current contracts pending sale this March compared to 31 a year ago. The number of current contracts is 23% higher 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 Ambler was 101.0% of the average list price, which is 2.5% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 27, higher than the average last year, which was 25, an increase of 8%.

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