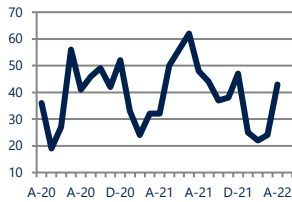




Zip Code(s): 19422 and 19462

Units Sold

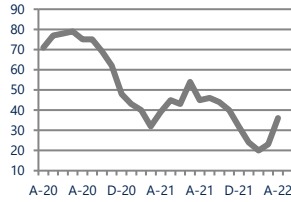
43



Up 34%
Vs. Year Ago

Active Inventory

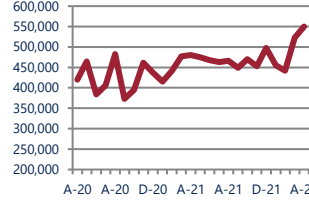
36



Down -8%
Vs. Year Ago

Median Sale Price

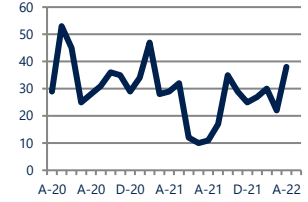
\$550,000



Up 15%
Vs. Year Ago

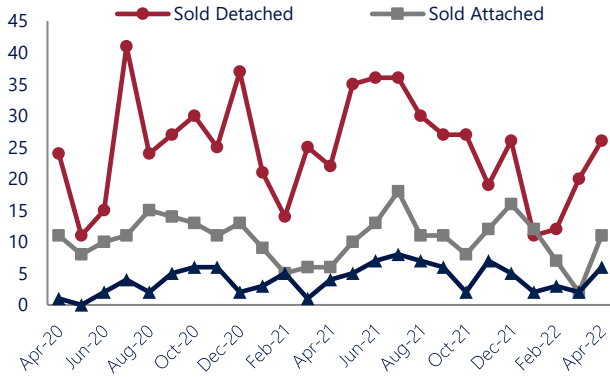
Days On Market

38



Up 31%
Vs. Year Ago

Units Sold*



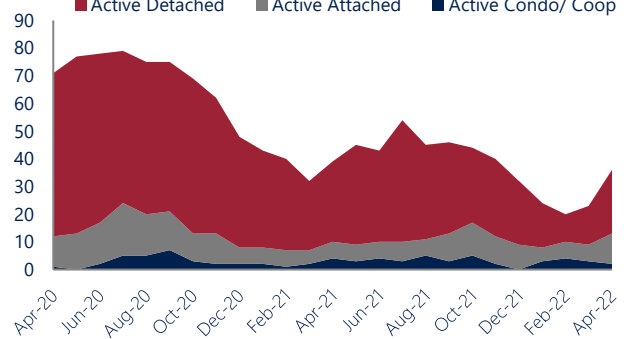
Units Sold

There was an increase in total units sold in April, with 43 sold this month in Blue Bell, Five Points, and Plymouth Meeting. This month's total units sold was higher than at this time last year.

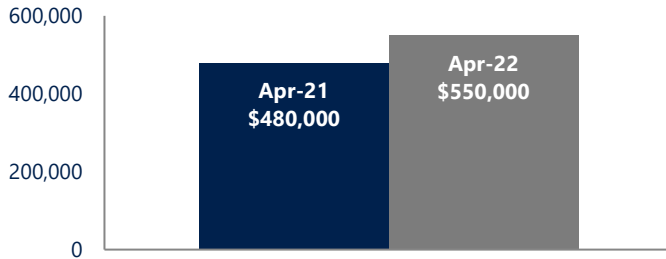
Active Inventory

Versus last year, the total number of homes available this month is lower by 3 units or 8%. The total number of active inventory this April was 36 compared to 39 in April 2021. This month's total of 36 is higher than the previous month's total supply of available inventory of 23, an increase of 57%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Blue Bell, Five Points, and Plymouth Meeting Homes was \$480,000. This April, the median sale price was \$550,000, an increase of 15% or \$70,000 compared to last year. The current median sold price is 5% 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.

Blue Bell, Five Points, and Plymouth Meeting are defined as properties listed in zip code/s 19422 and 19462.

*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.

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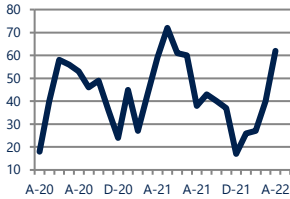




Zip Code(s): 19422 and 19462

New Listings

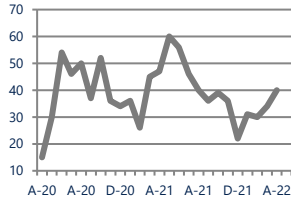
62



Up 5%
Vs. Year Ago

Current Contracts

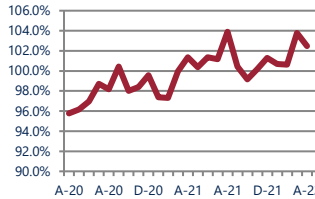
40



Down -15%
Vs. Year Ago

Sold Vs. List Price

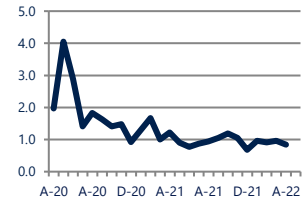
102.5%



Up 1.1%
Vs. Year Ago

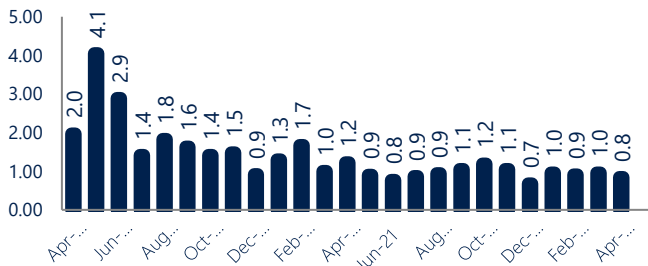
Months of Supply

0.8



Down -31%
Vs. Year Ago

Months Of Supply



Months of Supply

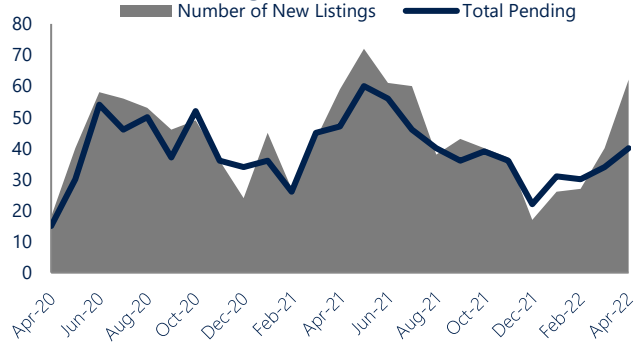
In April, there was 0.8 months of supply available in Blue Bell, Five Points, and Plymouth Meeting, compared to 1.2 in April 2021. That is a decrease of 31% versus a year ago.

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.

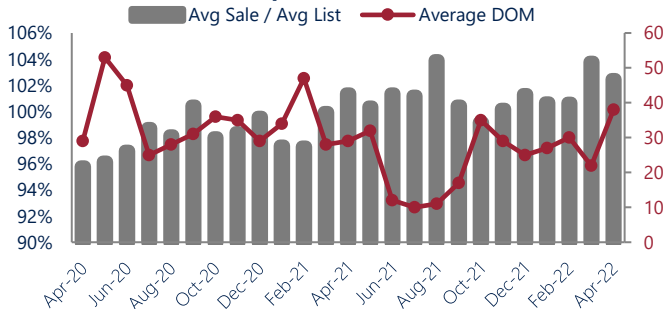
New Listings & Current Contracts

This month there were 62 homes newly listed for sale in Blue Bell, Five Points, and Plymouth Meeting compared to 59 in April 2021, an increase of 5%. There were 40 current contracts pending sale this April compared to 47 a year ago. The number of current contracts is 15% lower 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 Blue Bell, Five Points, and Plymouth Meeting was 102.5% of the average list price, which is 1.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 38, higher than the average last year, which was 29, an increase of 31%.

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