

THE LONG & FOSTER MARKET MINUTE™

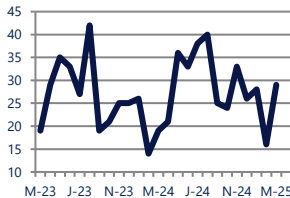
FOCUS ON: **BLUE BELL, FIVE POINTS, AND PLYMOUTH MEETING HOUSING MARKET**

MARCH 2025

Zip Code(s): 19422 and 19462

Units Sold

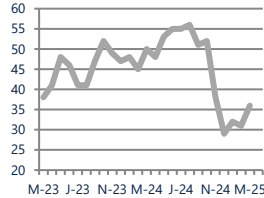
29



Up
Vs. Year Ago

Active Inventory

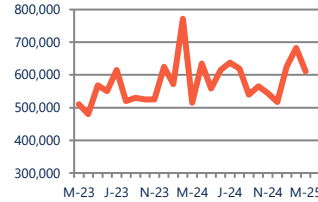
36



Down -28%
Vs. Year Ago

Median Sale Price

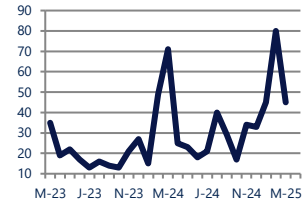
\$611,000



Up 19%
Vs. Year Ago

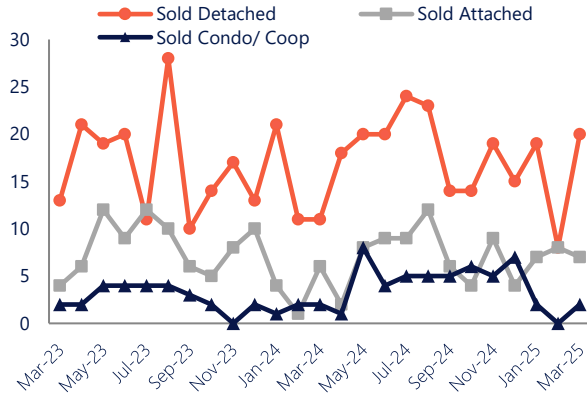
Days On Market

45



Down -37%
Vs. Year Ago

Units Sold*



Units Sold

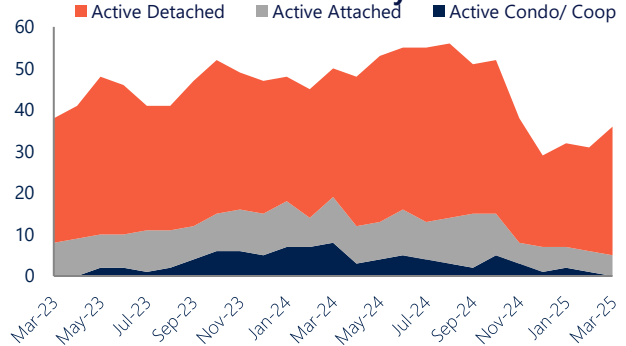
With relatively few transactions, there was an increase in total units sold in March, with 29 sold this month in Blue Bell, Five Points, and Plymouth Meeting. This month's total units sold was higher than at this time last year, an increase from March 2024.

Active Inventory

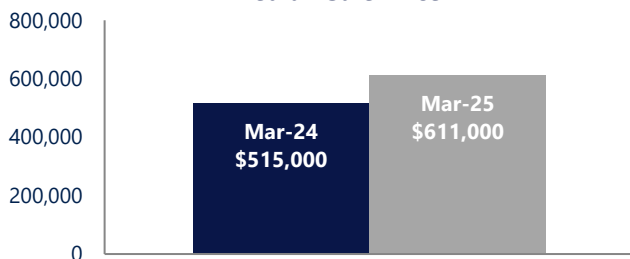
Versus last year, the total number of homes available this month is lower by 14 units or 28%. The total number of active inventory this March was 36 compared to 50 in March 2024.

This month's total of 36 is higher than the previous month's total supply of available inventory of 31, an increase of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Blue Bell, Five Points, and Plymouth Meeting Homes was \$515,000. This March, the median sale price was \$611,000, an increase of 19% or \$96,000 compared to last year. The current median sold price is 10% 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.

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.

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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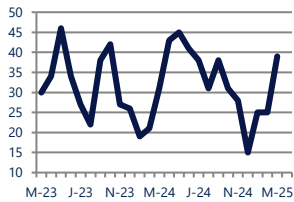
FOCUS ON: **BLUE BELL, FIVE POINTS, AND PLYMOUTH MEETING HOUSING MARKET**

MARCH 2025

Zip Code(s): 19422 and 19462

New Listings

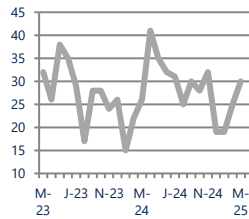
39



Up 26%
Vs. Year Ago

Current Contracts

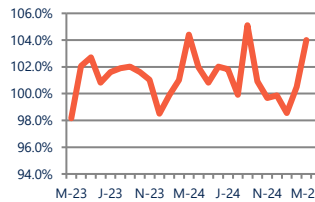
30



Up 15%
Vs. Year Ago

Sold Vs. List Price

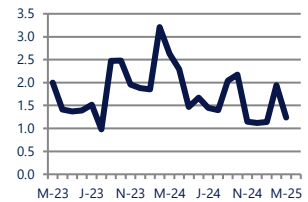
104.0%



No Change
Vs. Year Ago

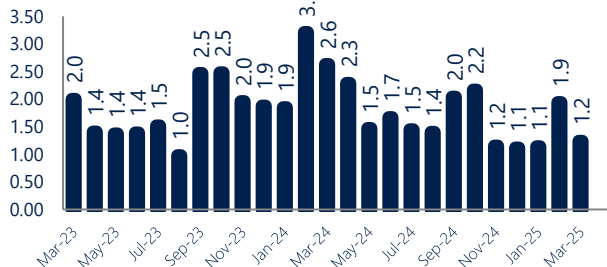
Months of Supply

1.2



Down -53%
Vs. Year Ago

Months Of Supply



Months of Supply

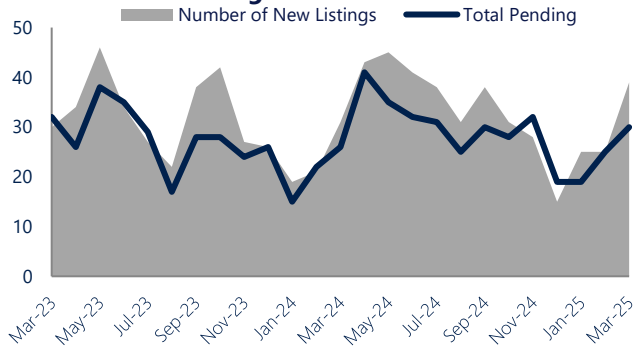
In March, there was 1.2 months of supply available in Blue Bell, Five Points, and Plymouth Meeting, compared to 2.6 in March 2024. That is a decrease of 53% versus a year ago.

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.

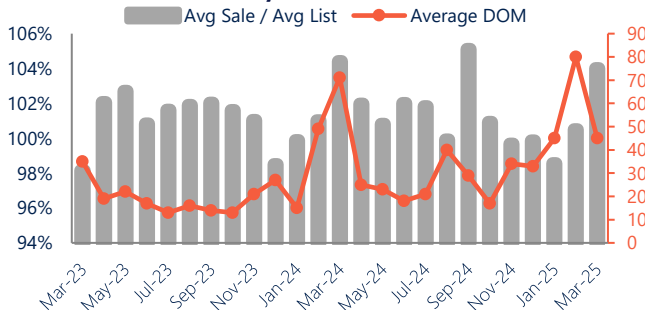
New Listings & Current Contracts

This month there were 39 homes newly listed for sale in Blue Bell, Five Points, and Plymouth Meeting compared to 31 in March 2024, an increase of 26%. There were 30 current contracts pending sale this March compared to 26 a year ago. The number of current contracts is 15% 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 Blue Bell, Five Points, and Plymouth Meeting was 104.0% 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 45, lower than the average last year, which was 71, a decrease of 37%.

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