



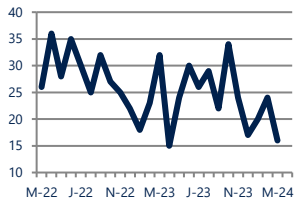
Focus On: Bridgeport and King of Prussia Housing Market

March 2024

Zip Code(s): 19406 and 19405

Units Sold

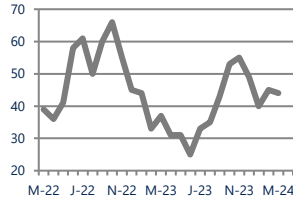
16



Down
Vs. Year Ago

Active Inventory

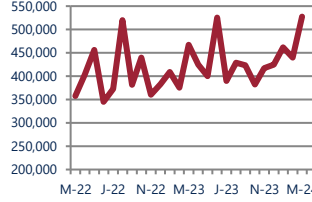
44



Up 19%
Vs. Year Ago

Median Sale Price

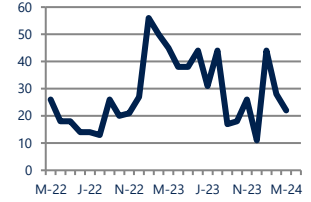
\$527,500



Up 13%
Vs. Year Ago

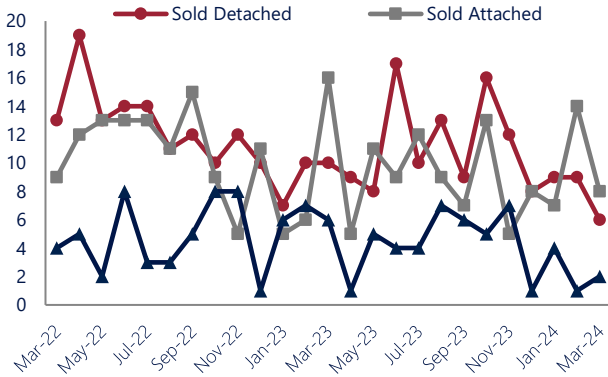
Days On Market

22



Down
Vs. Year Ago

Units Sold*



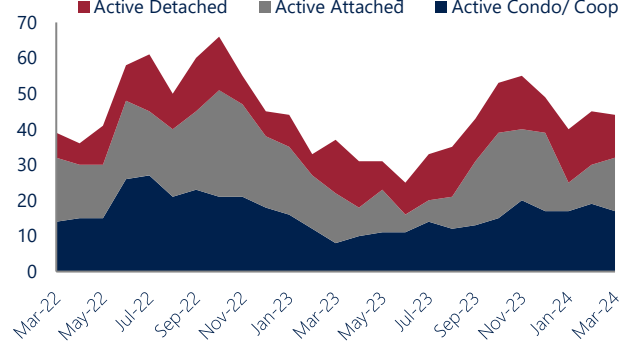
Units Sold

With relatively few transactions, there was a decrease in total units sold in March, with 16 sold this month in Bridgeport and King of Prussia. This month's total units sold was lower than at this time last year, a decrease from March 2023.

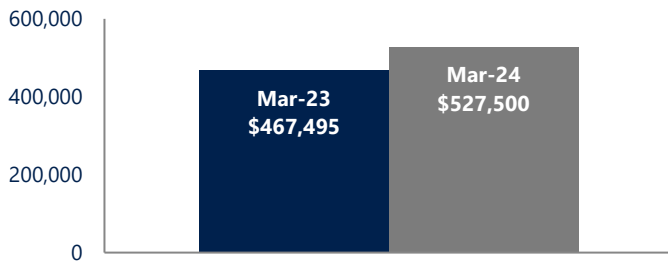
Active Inventory

Versus last year, the total number of homes available this month is higher by 7 units or 19%. The total number of active inventory this March was 44 compared to 37 in March 2023. This month's total of 44 is lower than the previous month's total supply of available inventory of 45, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Bridgeport and King of Prussia Homes was \$467,495. This March, the median sale price was \$527,500, an increase of 13% or \$60,005 compared to last year. The current median sold price is 20% higher 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.

Bridgeport and King of Prussia are defined as properties listed in zip code/s 19406 and 19405.

*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.

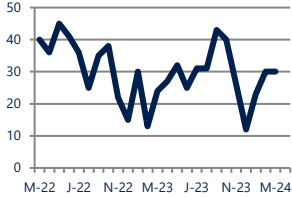
Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.



Zip Code(s): 19406 and 19405

New Listings

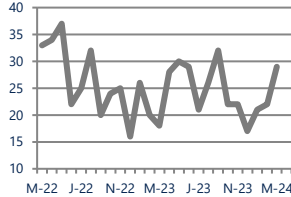
30



Up 25%
Vs. Year Ago

Current Contracts

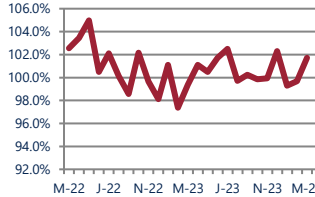
29



Up 61%
Vs. Year Ago

Sold Vs. List Price

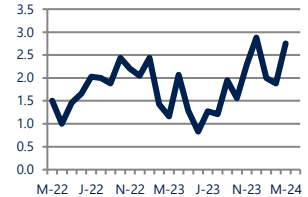
101.7%



Up 2.4%
Vs. Year Ago

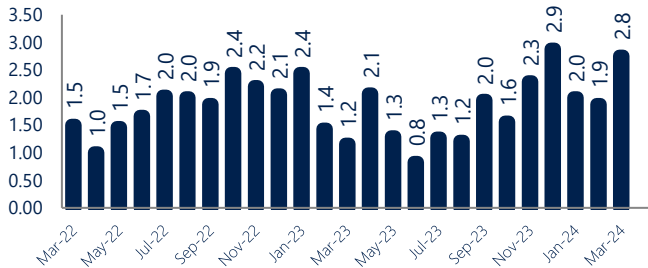
Months of Supply

2.8



Up 137%
Vs. Year Ago

Months Of Supply



Months of Supply

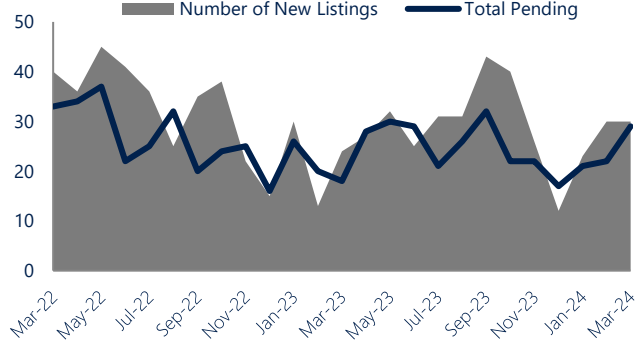
In March, there was 2.8 months of supply available in Bridgeport and King of Prussia, compared to 1.2 in March 2023. That is an increase of 138% versus a year ago.

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.

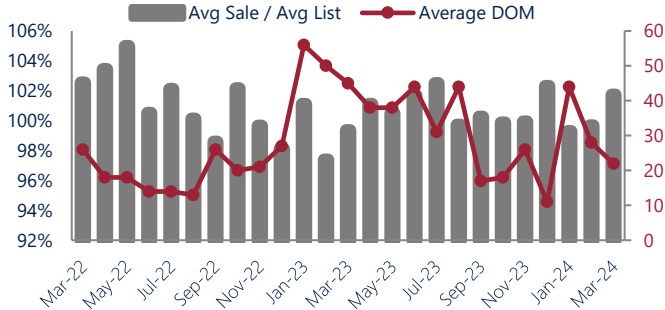
New Listings & Current Contracts

This month there were 30 homes newly listed for sale in Bridgeport and King of Prussia compared to 24 in March 2023, an increase of 25%. There were 29 current contracts pending sale this March compared to 18 a year ago. The number of current contracts is 61% 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 Bridgeport and King of Prussia was 101.7% of the average list price, which is 2.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 22, lower than the average last year, which was 45. This decrease was impacted by the limited number of sales.

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