

THE LONG & FOSTER MARKET MINUTE™

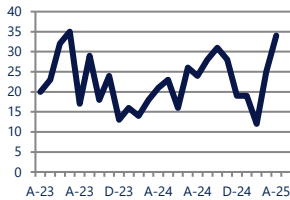
FOCUS ON: **BRISTOL AND CROYDON HOUSING MARKET**

APRIL 2025

Zip Code(s): 19021 and 19007

Units Sold

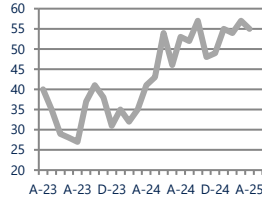
34



Up
Vs. Year Ago

Active Inventory

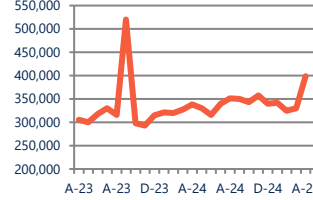
55



Up 34%
Vs. Year Ago

Median Sale Price

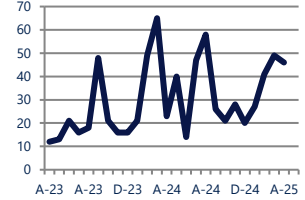
\$398,950



Up 18%
Vs. Year Ago

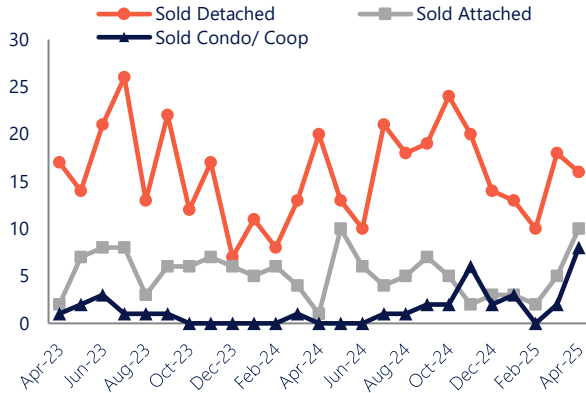
Days On Market

46



Up
Vs. Year Ago

Units Sold*



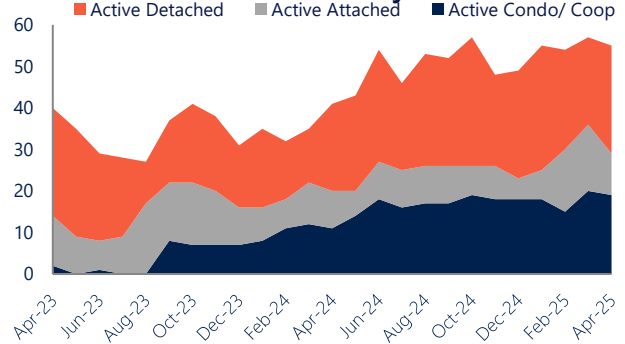
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 34 sold this month in Bristol and Croydon. This month's total units sold was higher than at this time last year, an increase from April 2024.

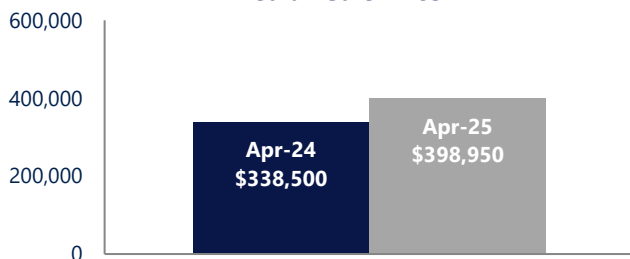
Active Inventory

Versus last year, the total number of homes available this month is higher by 14 units or 34%. The total number of active inventory this April was 55 compared to 41 in April 2024. This month's total of 55 is lower than the previous month's total supply of available inventory of 57, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Bristol and Croydon Homes was \$338,500. This April, the median sale price was \$398,950, an increase of 18% or \$60,450 compared to last year. The current median sold price is 21% 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.

Bristol and Croydon are defined as properties listed in zip code/s 19021 and 19007.

*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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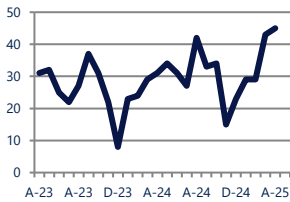
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APRIL 2025

Zip Code(s): 19021 and 19007

New Listings

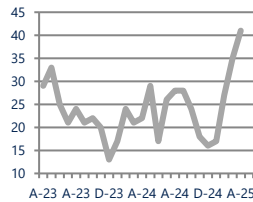
45



Up 45%
Vs. Year Ago

Current Contracts

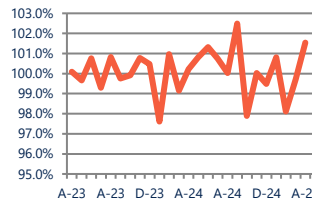
41



Up 86%
Vs. Year Ago

Sold Vs. List Price

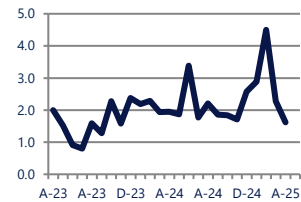
101.5%



Up 1.3%
Vs. Year Ago

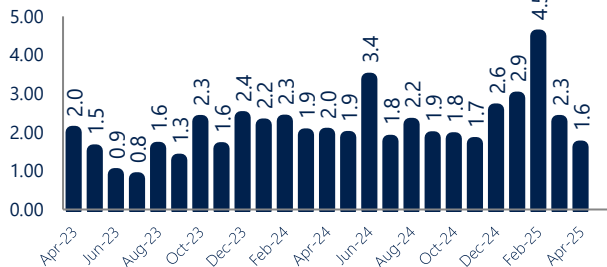
Months of Supply

1.6



Down -17%
Vs. Year Ago

Months Of Supply



Months of Supply

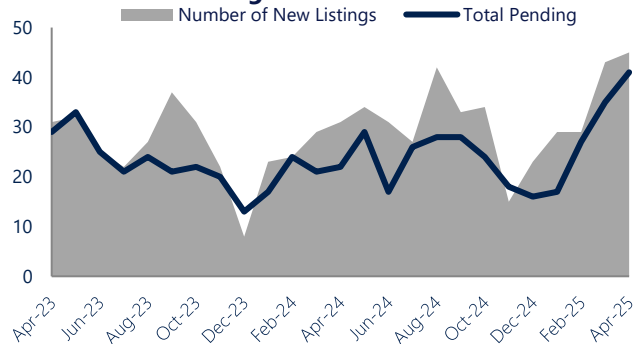
In April, there was 1.6 months of supply available in Bristol and Croydon, compared to 2.0 in April 2024. That is a decrease of 17% versus a year ago.

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.

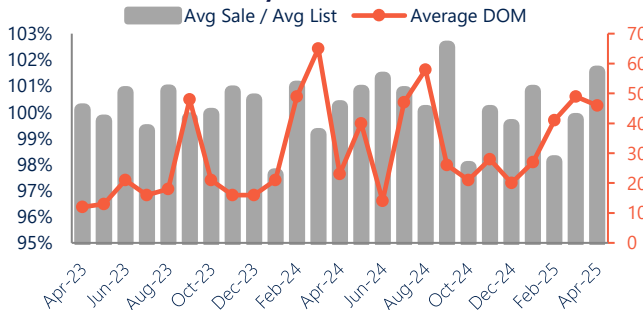
New Listings & Current Contracts

This month there were 45 homes newly listed for sale in Bristol and Croydon compared to 31 in April 2024, an increase of 45%. There were 41 current contracts pending sale this April compared to 22 a year ago. The number of current contracts is 86% higher 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 Bristol and Croydon was 101.5% of the average list price, which is 1.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 46, higher than the average last year, which was 23. This increase was impacted by the limited number of sales.

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