

THE LONG & FOSTER MARKET MINUTE™

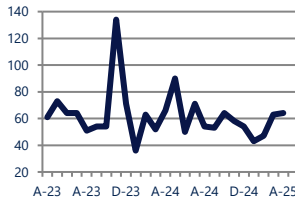
FOCUS ON: CITY LINE AVENUE, MT. AIRY, AND EAST FALLS HOUSING MARKET

APRIL 2025

Zip Code(s): 19144, 19129 and 19140

Units Sold

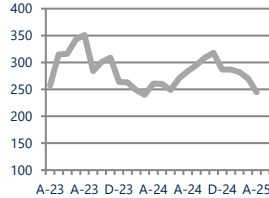
64



Down -3%
Vs. Year Ago

Active Inventory

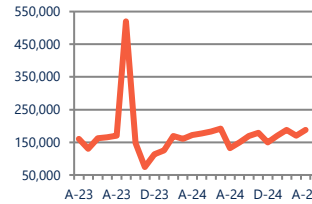
245



Down -6%
Vs. Year Ago

Median Sale Price

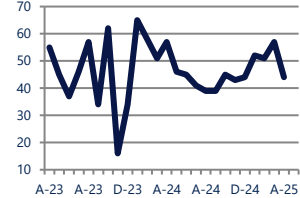
\$187,500



Up 9%
Vs. Year Ago

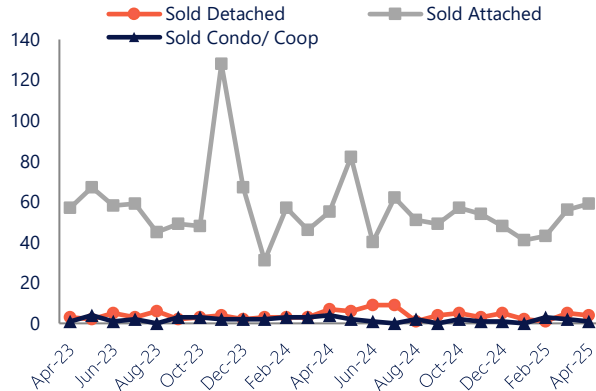
Days On Market

44



Down -23%
Vs. Year Ago

Units Sold*



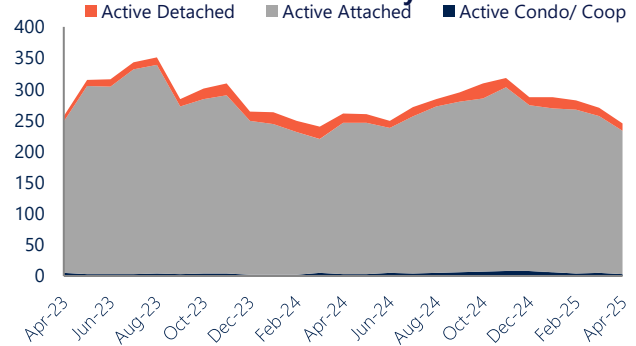
Units Sold

There was an increase in total units sold in April, with 64 sold this month in City Line Avenue, Mt. Airy, and East Falls versus 63 last month, an increase of 2%. This month's total units sold was lower than at this time last year, a decrease of 3% versus April 2024.

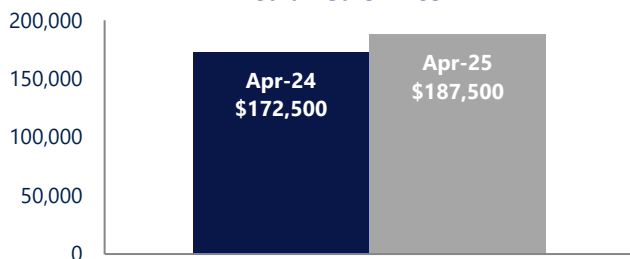
Active Inventory

Versus last year, the total number of homes available this month is lower by 16 units or 6%. The total number of active inventory this April was 245 compared to 261 in April 2024. This month's total of 245 is lower than the previous month's total supply of available inventory of 270, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for City Line Avenue, Mt. Airy, and East Falls Homes was \$172,500. This April, the median sale price was \$187,500, an increase of 9% or \$15,000 compared to last year. The current median sold price is 10% 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.

City Line Avenue, Mt. Airy, and East Falls are defined as properties listed in zip code/s 19144, 19129 and 19140.

*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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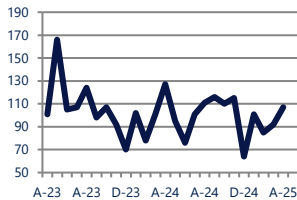
FOCUS ON: **CITY LINE AVENUE, MT. AIRY, AND EAST FALLS HOUSING MARKET**

APRIL 2025

Zip Code(s): 19144, 19129 and 19140

New Listings

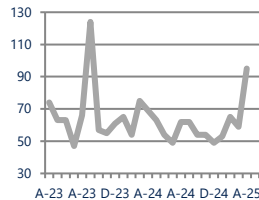
107



Down -16%
Vs. Year Ago

Current Contracts

95



Up 38%
Vs. Year Ago

Sold Vs. List Price

98.5%



Down -4%
Vs. Year Ago

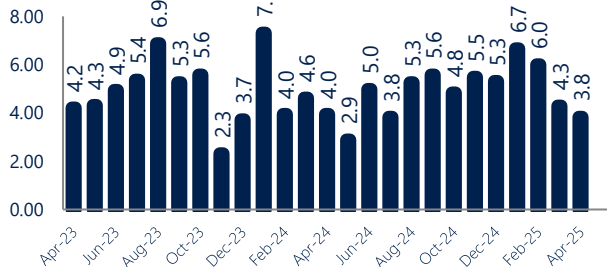
Months of Supply

3.8



Down -3%
Vs. Year Ago

Months Of Supply



Months of Supply

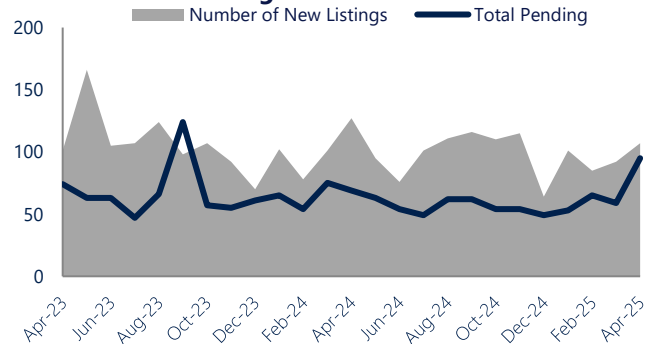
In April, there was 3.8 months of supply available in City Line Avenue, Mt. Airy, and East Falls, compared to 4.0 in April 2024. That is a decrease of 3% versus a year ago.

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.

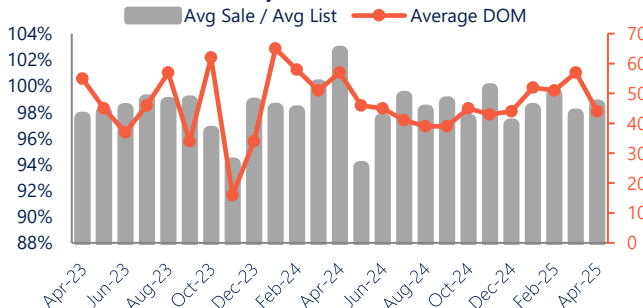
New Listings & Current Contracts

This month there were 107 homes newly listed for sale in City Line Avenue, Mt. Airy, and East Falls compared to 127 in April 2024, a decrease of 16%. There were 95 current contracts pending sale this April compared to 69 a year ago. The number of current contracts is 38% 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 City Line Avenue, Mt. Airy, and East Falls was 98.5% of the average list price, which is 4.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 44, lower than the average last year, which was 57, a decrease of 23%.

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