

THE LONG & FOSTER MARKET MINUTE™

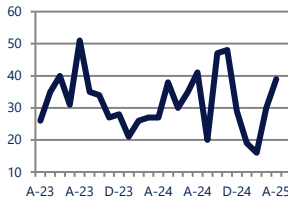
FOCUS ON: **COLLEGEVILLE HOUSING MARKET**

APRIL 2025

Zip Code(s): 19426 and 19453

Units Sold

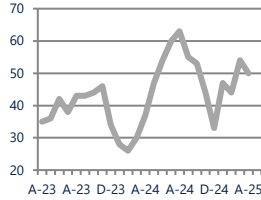
39



Up
Vs. Year Ago

Active Inventory

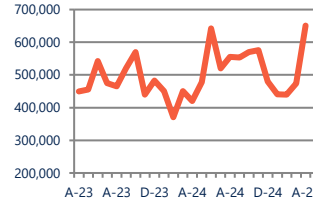
50



Up 35%
Vs. Year Ago

Median Sale Price

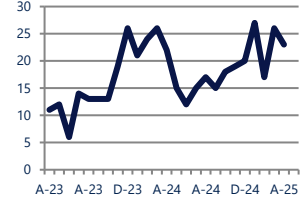
\$651,000



Up
Vs. Year Ago

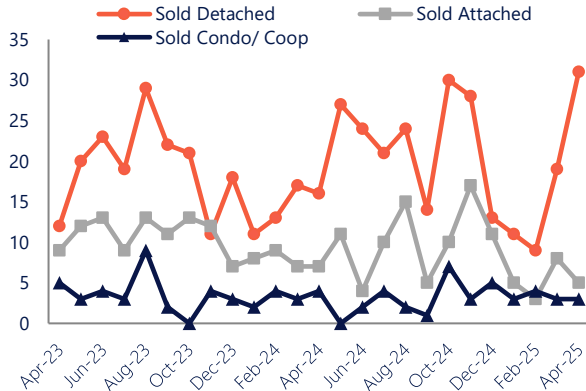
Days On Market

23



Up 5%
Vs. Year Ago

Units Sold*



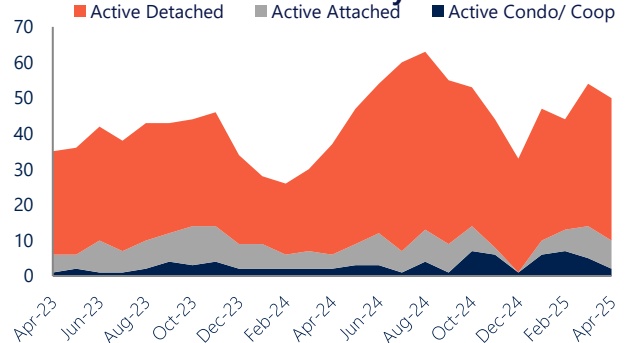
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 39 sold this month in Collegeville. This month's total units sold was higher than at this time last year, an increase from April 2024.

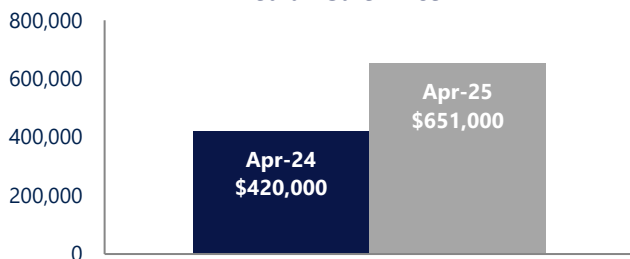
Active Inventory

Versus last year, the total number of homes available this month is higher by 13 units or 35%. The total number of active inventory this April was 50 compared to 37 in April 2024. This month's total of 50 is lower than the previous month's total supply of available inventory of 54, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last April, the median sale price for Collegeville Homes was \$420,000. This April, the median sale price was \$651,000, an increase of \$231,000 compared to last year. The current median sold price is 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.

Collegeville are defined as properties listed in zip code/s 19426 and 19453.

*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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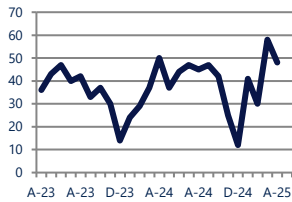
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APRIL 2025

Zip Code(s): 19426 and 19453

New Listings

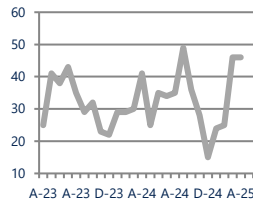
48



Down -4%
Vs. Year Ago

Current Contracts

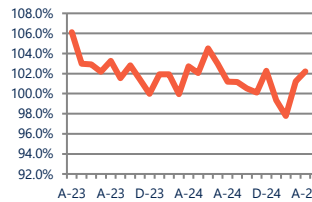
46



Up 12%
Vs. Year Ago

Sold Vs. List Price

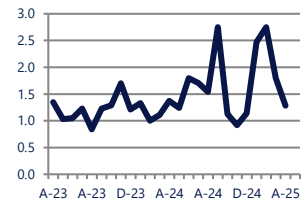
102.2%



No Change
Vs. Year Ago

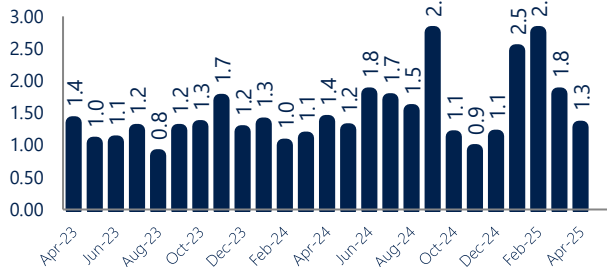
Months of Supply

1.3



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

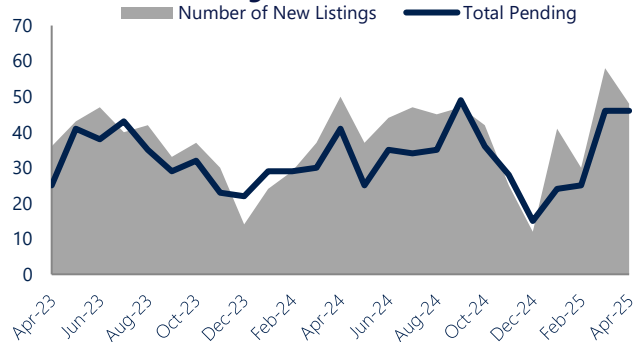
In April, there was 1.3 months of supply available in Collegeville. The amount of supply is similar compared to a year ago.

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.

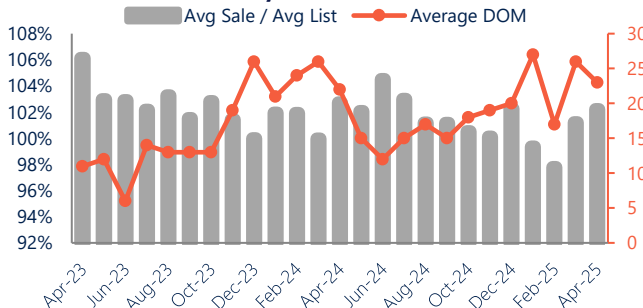
New Listings & Current Contracts

This month there were 48 homes newly listed for sale in Collegeville compared to 50 in April 2024, a decrease of 4%. There were 46 current contracts pending sale this April compared to 41 a year ago. The number of current contracts remained stable as compared to last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Collegeville was 102.2% 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 23, higher than the average last year, which was 22, an increase of 5%.

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