

THE LONG & FOSTER MARKET MINUTE™

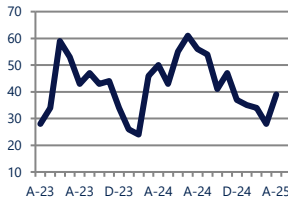
FOCUS ON: **DOYLESTOWN HOUSING MARKET**

APRIL 2025

Zip Code(s): 18901, 18902, 18923 and 18916

Units Sold

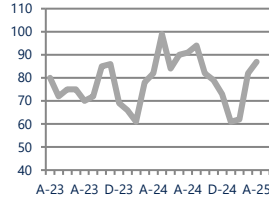
39



Down
Vs. Year Ago

Active Inventory

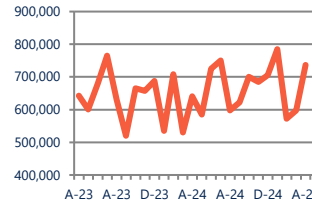
87



Up 6%
Vs. Year Ago

Median Sale Price

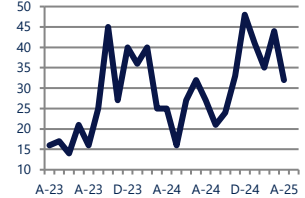
\$736,995



Up 15%
Vs. Year Ago

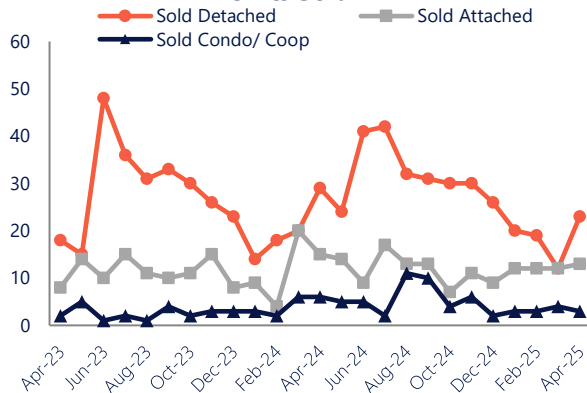
Days On Market

32



Up 28%
Vs. Year Ago

Units Sold*



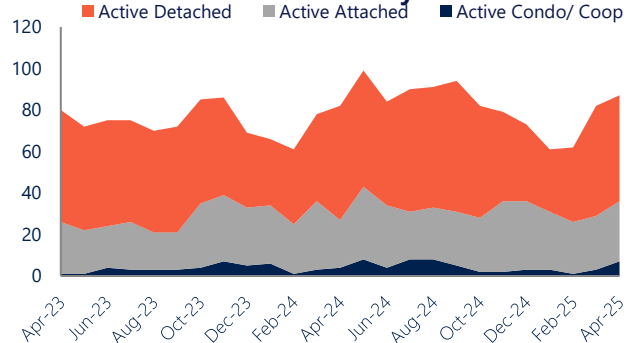
Units Sold

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

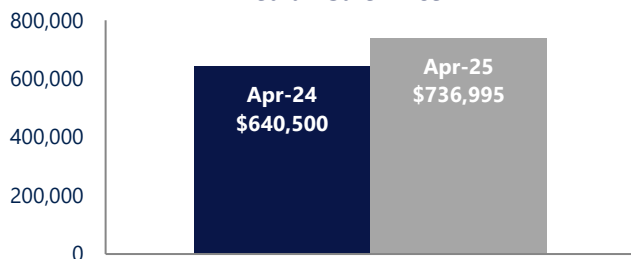
Active Inventory

Versus last year, the total number of homes available this month is higher by 5 units or 6%. The total number of active inventory this April was 87 compared to 82 in April 2024. This month's total of 87 is higher than the previous month's total supply of available inventory of 82, an increase of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Doylestown Homes was \$640,500. This April, the median sale price was \$736,995, an increase of 15% or \$96,495 compared to last year. The current median sold price is 23% 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.

Doylestown are defined as properties listed in zip code/s 18901, 18902, 18923 and 18916.

*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.

THE LONG & FOSTER MARKET MINUTE™

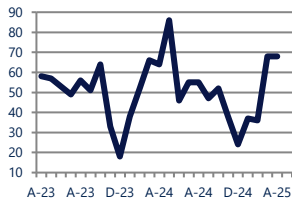
FOCUS ON: **DOYLESTOWN HOUSING MARKET**

APRIL 2025

Zip Code(s): 18901, 18902, 18923 and 18916

New Listings

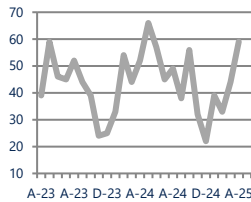
68



Up 6%
Vs. Year Ago

Current Contracts

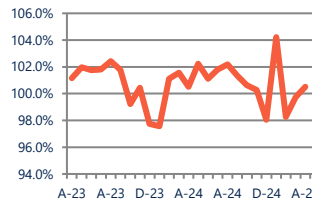
59



Up 13%
Vs. Year Ago

Sold Vs. List Price

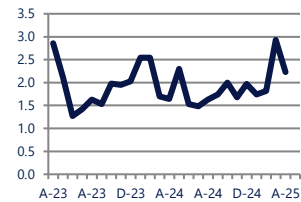
100.5%



No Change
Vs. Year Ago

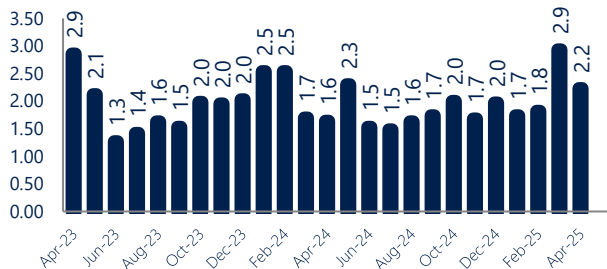
Months of Supply

2.2



Up 36%
Vs. Year Ago

Months Of Supply



Months of Supply

In April, there was 2.2 months of supply available in Doylestown, compared to 1.6 in April 2024. That is an increase of 36% versus a year ago.

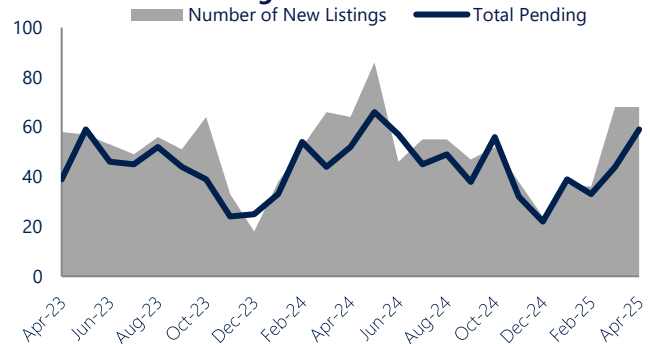
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

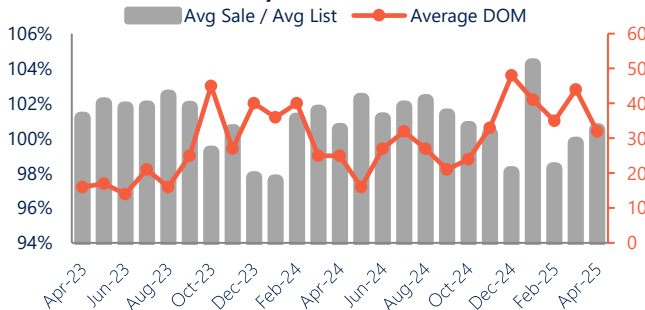
This month there were 68 homes newly listed for sale in Doylestown compared to 64 in April 2024, an increase of 6%.

There were 59 current contracts pending sale this April compared to 52 a year ago. The number of current contracts is 13% 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 Doylestown was 100.5% 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 32, higher than the average last year, which was 25, an increase of 28%.

Doylestown are defined as properties listed in zip code/s 18901, 18902, 18923 and 18916.

*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.