

THE LONG & FOSTER MARKET MINUTE™

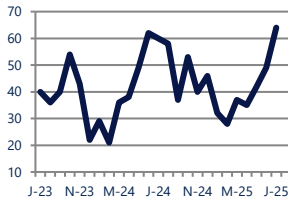
FOCUS ON: **GILBERTSVILLE, PENNSBURG, EAST GREENVILLE HOUSING MARKET**

JULY 2025

Zip Code(s): 19525, 18073, 18074, 18041, 18076, 18054, 19492, 19435, 18070 and 18084

Units Sold

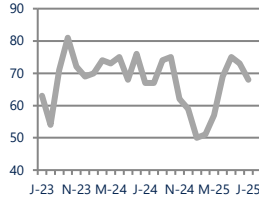
64



Up 7%
Vs. Year Ago

Active Inventory

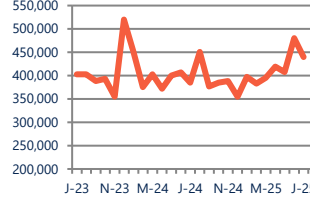
68



Up 1%
Vs. Year Ago

Median Sale Price

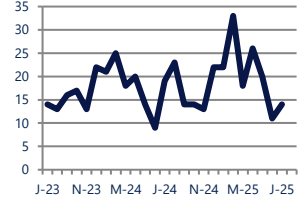
\$440,000



Up 14%
Vs. Year Ago

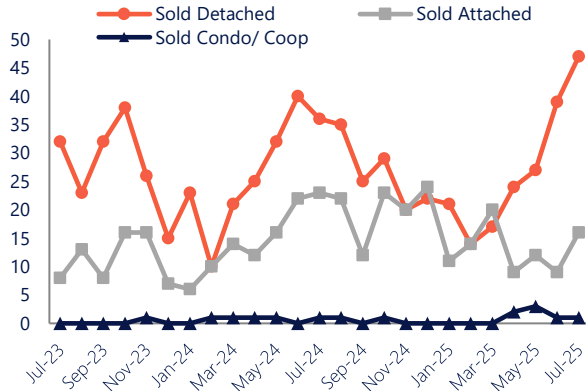
Days On Market

14



Down -26%
Vs. Year Ago

Units Sold*



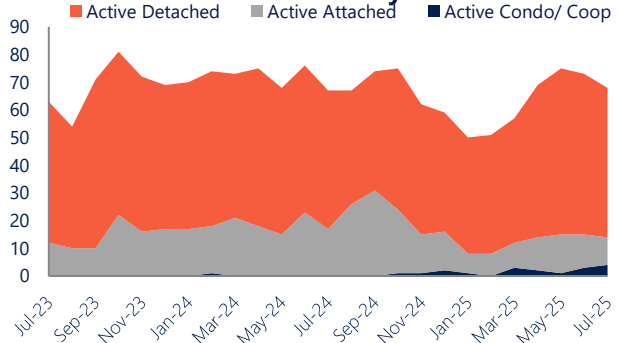
Units Sold

There was an increase in total units sold in July, with 64 sold this month in Gilbertsville, Pennsburg, East Greenville versus 49 last month, an increase of 31%. This month's total units sold was higher than at this time last year, an increase of 7% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 1 units or 1%. The total number of active inventory this July was 68 compared to 67 in July 2024. This month's total of 68 is lower than the previous month's total supply of available inventory of 73, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Gilbertsville, Pennsburg, East Greenville Homes was \$384,680. This July, the median sale price was \$440,000, an increase of 14% or \$55,320 compared to last year. The current median sold price is 8% lower than in June.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Gilbertsville, Pennsburg, East Greenville are defined as properties listed in zip code/s 19525, 18073, 18074, 18041, 18076, 18054, 19492, 19435, 18070 and 18084.

*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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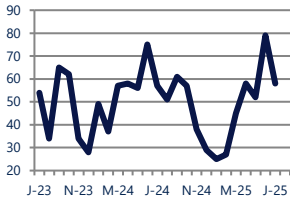
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New Listings

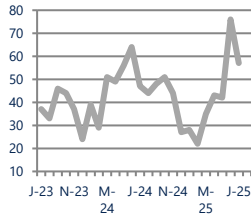
58



Up 2%
Vs. Year Ago

Current Contracts

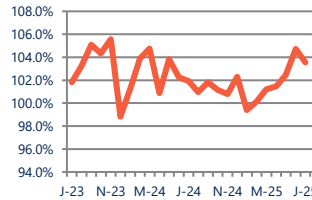
57



Up 21%
Vs. Year Ago

Sold Vs. List Price

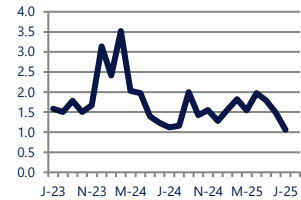
103.6%



Up 1.6%
Vs. Year Ago

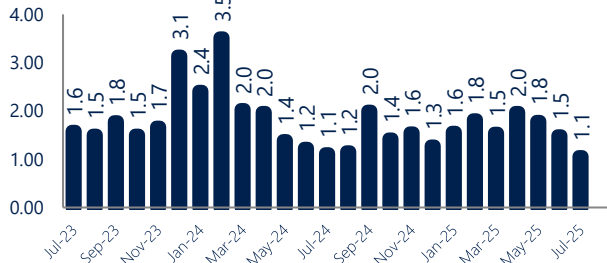
Months of Supply

1.1



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

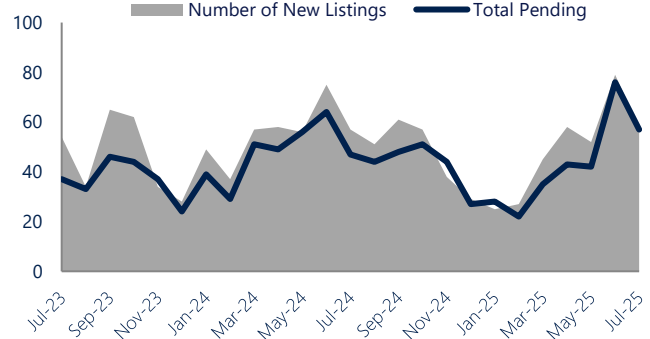
In July, there was 1.1 months of supply available in Gilbertsville, Pennsburg, East Greenville. The amount of supply is similar compared to a year ago.

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.

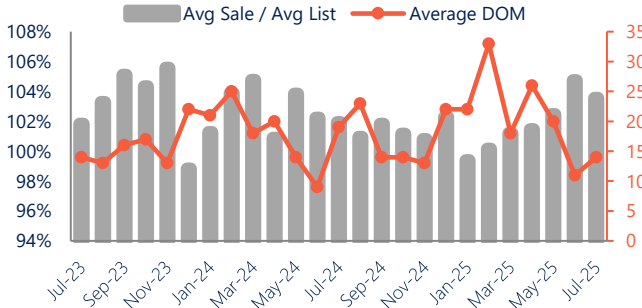
New Listings & Current Contracts

This month there were 58 homes newly listed for sale in Gilbertsville, Pennsburg, East Greenville compared to 57 in July 2024, an increase of 2%. There were 57 current contracts pending sale this July compared to 47 a year ago. The number of current contracts is 21% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Gilbertsville, Pennsburg, East Greenville was 103.6% of the average list price, which is 1.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 14, lower than the average last year, which was 19, a decrease of 26%.

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