

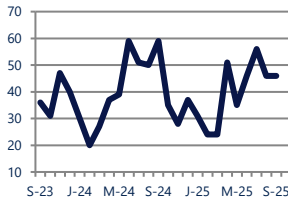
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **HATBORO, WILLOW GROVE, HORSHAM HOUSING MARKET** SEPTEMBER 2025

Zip Code(s): 19040, 19090 and 19044

Units Sold

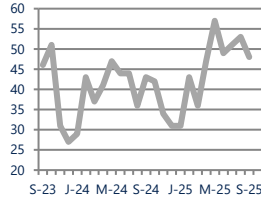
46



Down -22%
Vs. Year Ago

Active Inventory

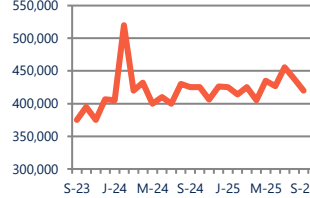
48



Up 12%
Vs. Year Ago

Median Sale Price

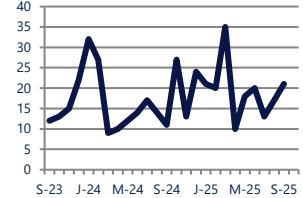
\$420,000



Down -1%
Vs. Year Ago

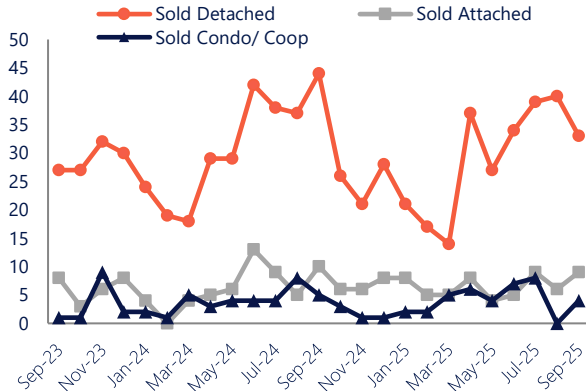
Days On Market

21



Up 91%
Vs. Year Ago

Units Sold*



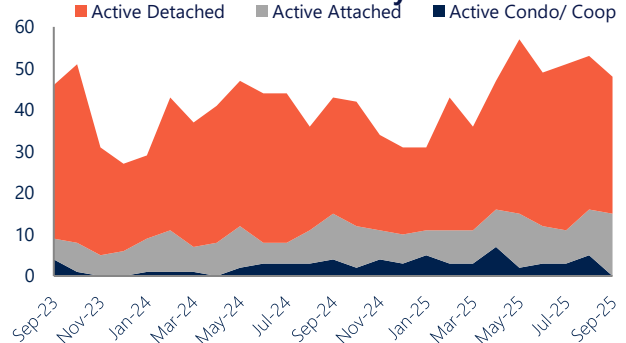
Units Sold

The number of units sold remained stable in September, with 46 sold this month in Hatboro, Willow Grove, Horsham. This month's total units sold was lower than at this time last year, a decrease of 22% versus September 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 5 units or 12%. The total number of active inventory this September was 48 compared to 43 in September 2024. This month's total of 48 is lower than the previous month's total supply of available inventory of 53, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Hatboro, Willow Grove, Horsham Homes was \$425,000. This September, the median sale price was \$420,000, a decrease of 1% or \$5,000 compared to last year. The current median sold price is 4% lower than in August.

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

Hatboro, Willow Grove, Horsham are defined as properties listed in zip code/s 19040, 19090 and 19044.

*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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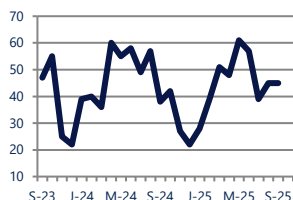
MARKET MINUTE™

FOCUS ON: **HATBORO, WILLOW GROVE, HORSHAM HOUSING MARKET** SEPTEMBER 2025

Zip Code(s): 19040, 19090 and 19044

New Listings

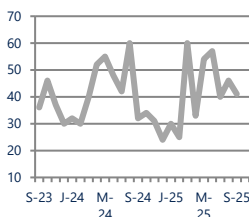
45



Up 18%
Vs. Year Ago

Current Contracts

41



Up 28%
Vs. Year Ago

Sold Vs. List Price

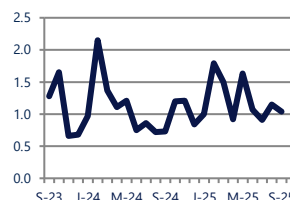
102.1%



No Change
Vs. Year Ago

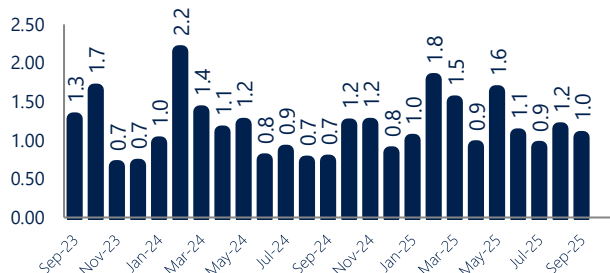
Months of Supply

1.0



Up 42%
Vs. Year Ago

Months Of Supply



Months of Supply

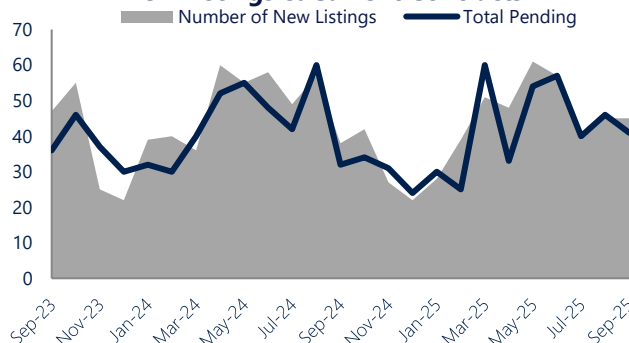
In September, there was 1.0 months of supply available in Hatboro, Willow Grove, Horsham, compared to 0.7 in September 2024. That is an increase of 43% versus a year ago.

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.

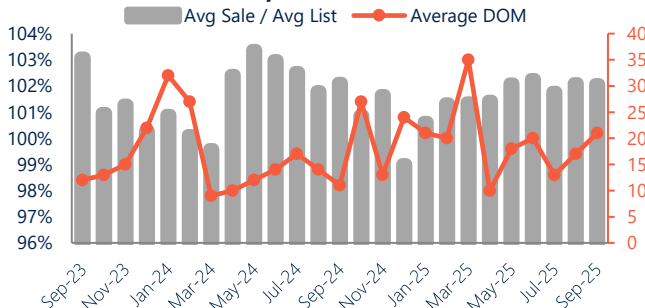
New Listings & Current Contracts

This month there were 45 homes newly listed for sale in Hatboro, Willow Grove, Horsham compared to 38 in September 2024, an increase of 18%. There were 41 current contracts pending sale this September compared to 32 a year ago. The number of current contracts is 28% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Hatboro, Willow Grove, Horsham was 102.1% 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 21, higher than the average last year, which was 11, an increase of 91%.

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