

# THE LONG & FOSTER MARKET MINUTE™

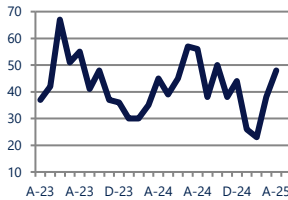
FOCUS ON: **HAVERTOWN AND BROOMALL HOUSING MARKET**

APRIL 2025

Zip Code(s): 19008 and 19083

## Units Sold

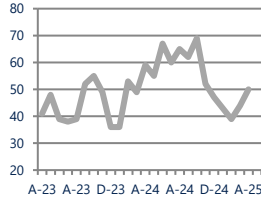
48



**Up 7%**  
Vs. Year Ago

## Active Inventory

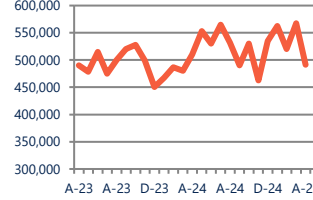
50



**Down -15%**  
Vs. Year Ago

## Median Sale Price

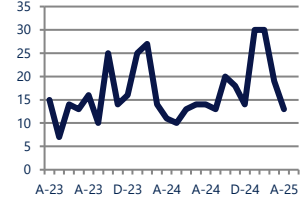
\$491,250



**Down -4%**  
Vs. Year Ago

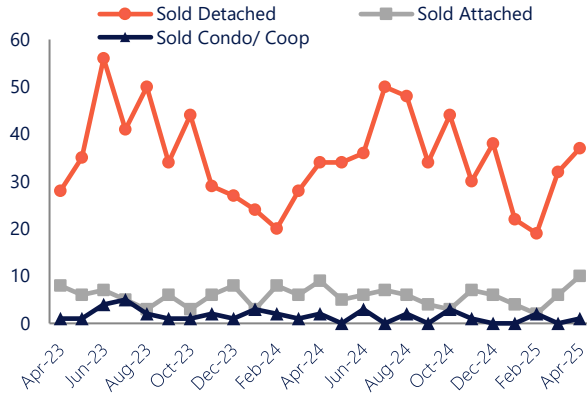
## Days On Market

13



**Up 18%**  
Vs. Year Ago

## Units Sold\*



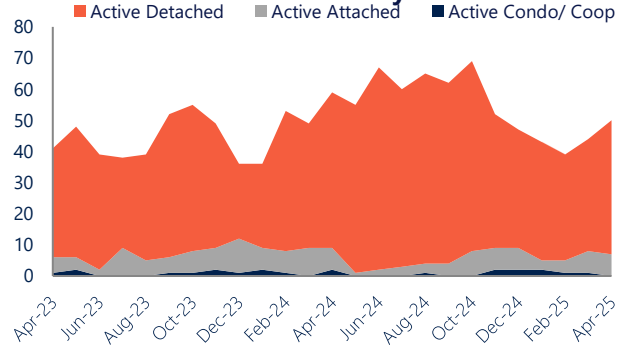
## Units Sold

There was an increase in total units sold in April, with 48 sold this month in Havertown and Broomall versus 38 last month, an increase of 26%. This month's total units sold was higher than at this time last year, an increase of 7% versus April 2024.

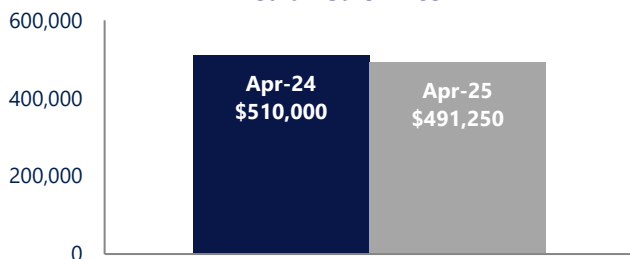
## Active Inventory

Versus last year, the total number of homes available this month is lower by 9 units or 15%. The total number of active inventory this April was 50 compared to 59 in April 2024. This month's total of 50 is higher than the previous month's total supply of available inventory of 44, an increase of 14%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Havertown and Broomall Homes was \$510,000. This April, the median sale price was \$491,250, a decrease of 4% or \$18,750 compared to last year. The current median sold price is 13% lower 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.

Havertown and Broomall are defined as properties listed in zip code/s 19008 and 19083.

\*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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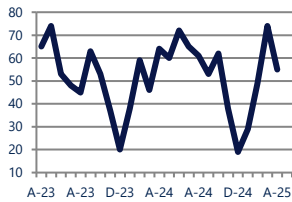
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APRIL 2025

Zip Code(s): 19008 and 19083

## New Listings

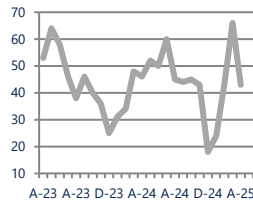
55



**Down -14%**  
Vs. Year Ago

## Current Contracts

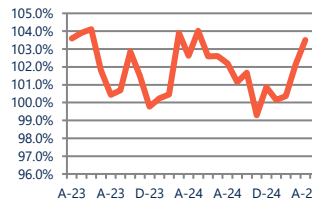
43



**Down -7%**  
Vs. Year Ago

## Sold Vs. List Price

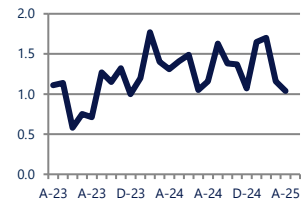
103.5%



**Up 0.9%**  
Vs. Year Ago

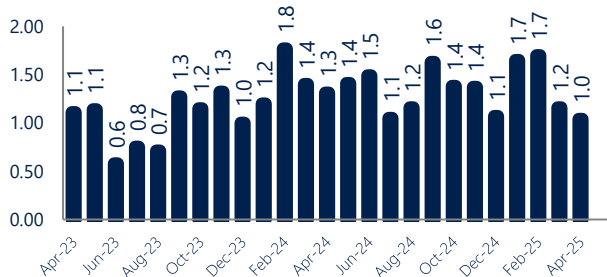
## Months of Supply

1.0



**Down -21%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

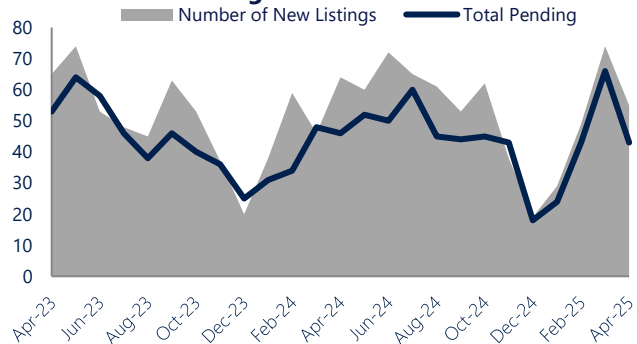
In April, there was 1.0 months of supply available in Havertown and Broomall, compared to 1.3 in April 2024. That is a decrease of 21% versus a year ago.

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.

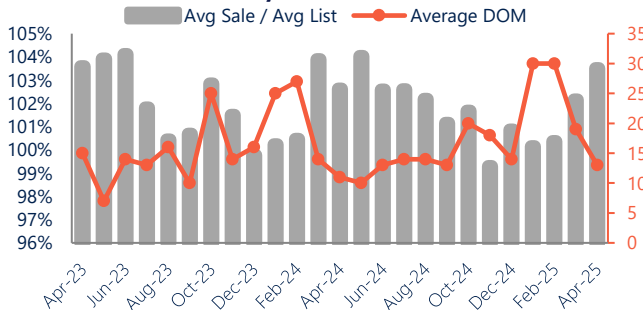
## New Listings & Current Contracts

This month there were 55 homes newly listed for sale in Havertown and Broomall compared to 64 in April 2024, a decrease of 14%. There were 43 current contracts pending sale this April compared to 46 a year ago. The number of current contracts is 7% lower 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 Havertown and Broomall was 103.5% of the average list price, which is 0.9% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 13, higher than the average last year, which was 11, an increase of 18%.

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