

THE LONG & FOSTER MARKET MINUTE™

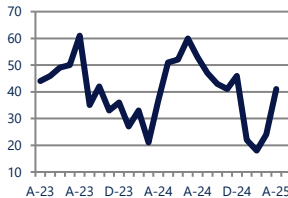
FOCUS ON: **LANGHORNE, FEASTERVILLE, AND FEASTERVILLE TREVOSE HOUSING MARKET**

APRIL 2025

Zip Code(s): 19047 and 19053

Units Sold

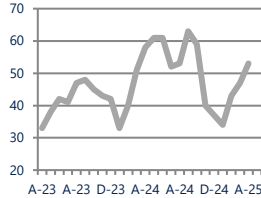
41



Up 11%
Vs. Year Ago

Active Inventory

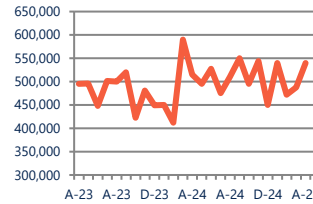
53



Down -9%
Vs. Year Ago

Median Sale Price

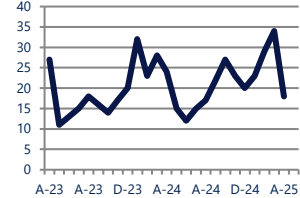
\$539,900



Up 5%
Vs. Year Ago

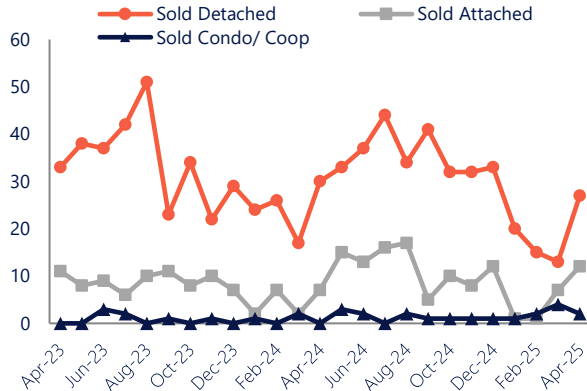
Days On Market

18



Down -25%
Vs. Year Ago

Units Sold*



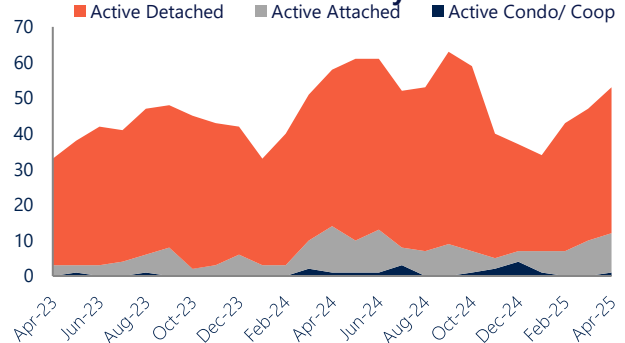
Units Sold

There was an increase in total units sold in April, with 41 sold this month in Langhorne, Feasterville, and Feasterville Trevose. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 5 units or 9%. The total number of active inventory this April was 53 compared to 58 in April 2024. This month's total of 53 is higher than the previous month's total supply of available inventory of 47, an increase of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Langhorne, Feasterville, and Feasterville Trevose Homes was \$515,000. This April, the median sale price was \$539,900, an increase of 5% or \$24,900 compared to last year. The current median sold price is 11% 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.

Langhorne, Feasterville, and Feasterville Trevose are defined as properties listed in zip code/s 19047 and 19053.

*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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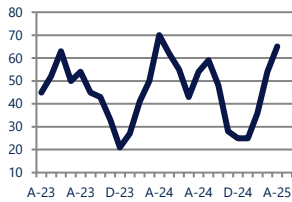
FOCUS ON: **LANGHORNE, FEASTERVILLE, AND FEASTERVILLE TREVOSE HOUSING MARKET**

APRIL 2025

Zip Code(s): 19047 and 19053

New Listings

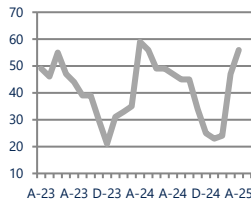
65



Down -7%
Vs. Year Ago

Current Contracts

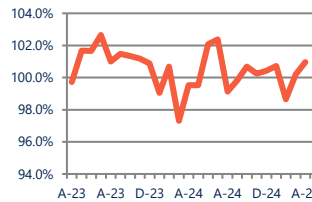
56



Down -5%
Vs. Year Ago

Sold Vs. List Price

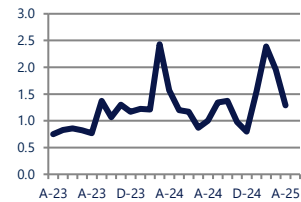
101.0%



Up 1.4%
Vs. Year Ago

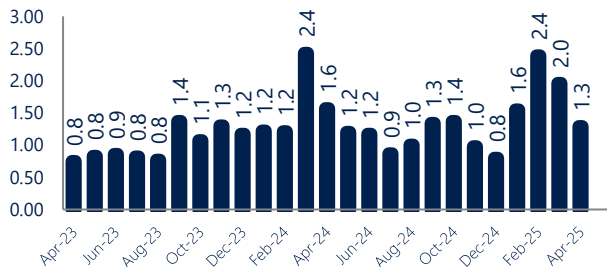
Months of Supply

1.3



Down -18%
Vs. Year Ago

Months Of Supply



Months of Supply

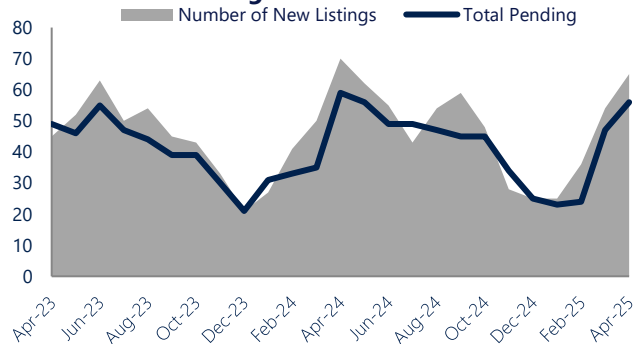
In April, there was 1.3 months of supply available in Langhorne, Feasterville, and Feasterville Trevoese, compared to 1.6 in April 2024. That is a decrease of 18% versus a year ago.

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.

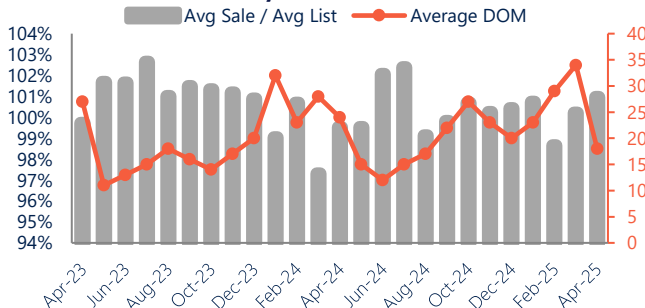
New Listings & Current Contracts

This month there were 65 homes newly listed for sale in Langhorne, Feasterville, and Feasterville Trevoese compared to 70 in April 2024, a decrease of 7%. There were 56 current contracts pending sale this April compared to 59 a year ago. The number of current contracts is 5% 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 Langhorne, Feasterville, and Feasterville Trevoese was 101.0% of the average list price, which is 1.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 18, lower than the average last year, which was 24, a decrease of 25%.

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