

THE LONG & FOSTER MARKET MINUTE™

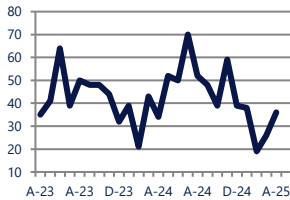
FOCUS ON: **LANSDALE HOUSING MARKET**

APRIL 2025

Zip Code(s): 19446 and 19490

Units Sold

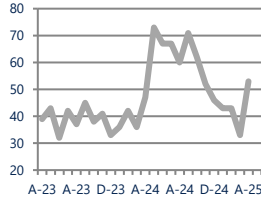
36



Up
Vs. Year Ago

Active Inventory

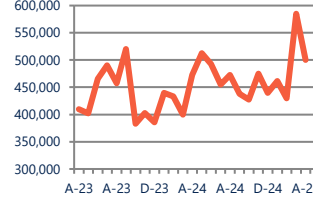
53



Up 13%
Vs. Year Ago

Median Sale Price

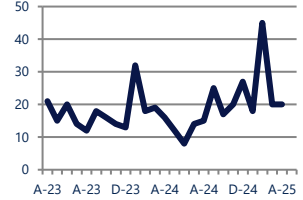
\$500,500



Up 6%
Vs. Year Ago

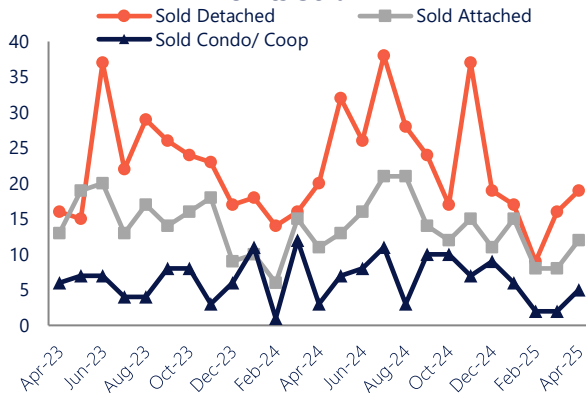
Days On Market

20



Up 25%
Vs. Year Ago

Units Sold*



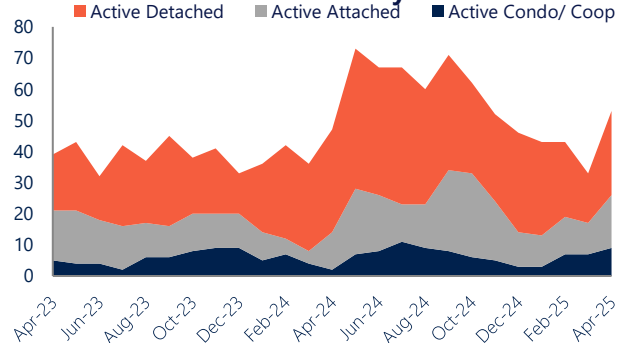
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 36 sold this month in Lansdale. This month's total units sold was higher than at this time last year, an increase from April 2024.

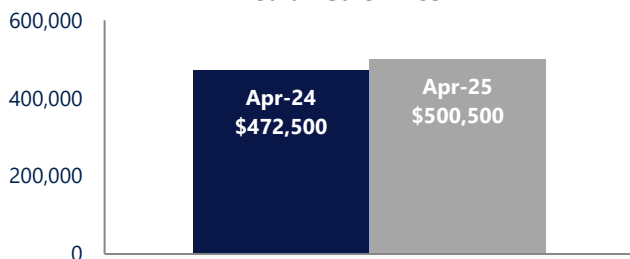
Active Inventory

Versus last year, the total number of homes available this month is higher by 6 units or 13%. The total number of active inventory this April was 53 compared to 47 in April 2024. This month's total of 53 is higher than the previous month's total supply of available inventory of 33, an increase of 61%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Lansdale Homes was \$472,500. This April, the median sale price was \$500,500, an increase of 6% or \$28,000 compared to last year. The current median sold price is 14% 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.

Lansdale are defined as properties listed in zip code/s 19446 and 19490.

*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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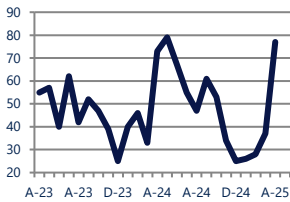
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APRIL 2025

Zip Code(s): 19446 and 19490

New Listings

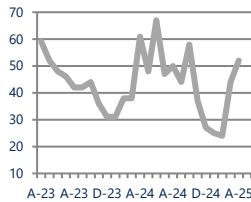
77



Up 5%
Vs. Year Ago

Current Contracts

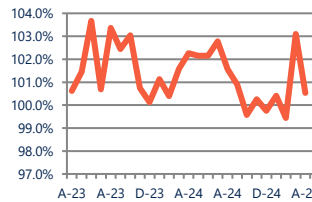
52



Down -15%
Vs. Year Ago

Sold Vs. List Price

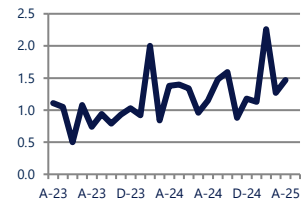
100.5%



Down -1.7%
Vs. Year Ago

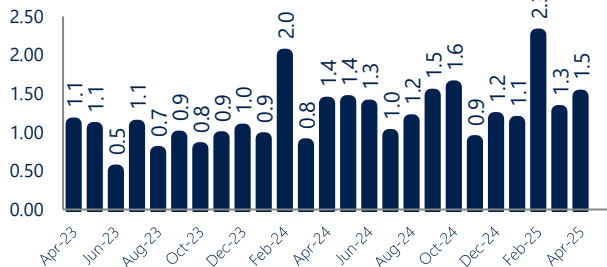
Months of Supply

1.5



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

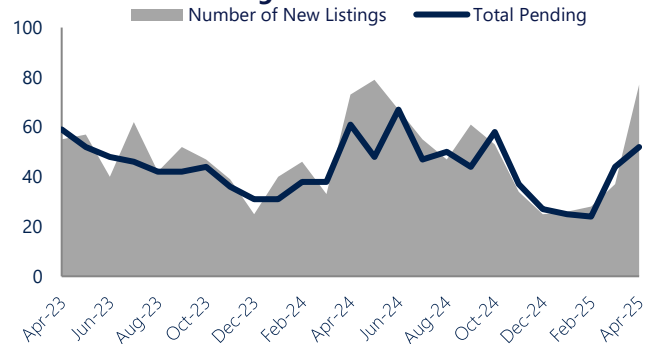
In April, there was 1.5 months of supply available in Lansdale. The amount of supply is similar compared to a year ago.

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.

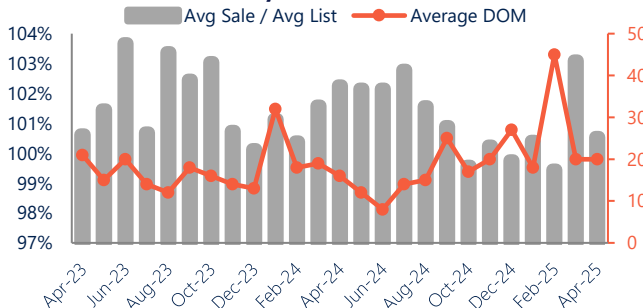
New Listings & Current Contracts

This month there were 77 homes newly listed for sale in Lansdale compared to 73 in April 2024, an increase of 5%. There were 52 current contracts pending sale this April compared to 61 a year ago. The number of current contracts is 15% 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 Lansdale was 100.5% of the average list price, which is 1.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 20, higher than the average last year, which was 16, an increase of 25%.

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