



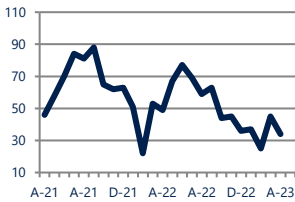
Focus On: Lansdale Housing Market

April 2023

Zip Code(s): 19446 and 19490

Units Sold

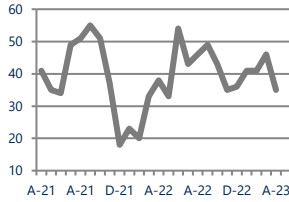
34



Down -31%
Vs. Year Ago

Active Inventory

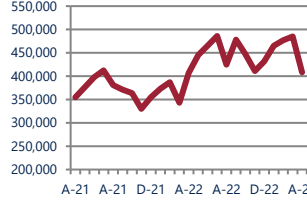
35



Down -8%
Vs. Year Ago

Median Sale Price

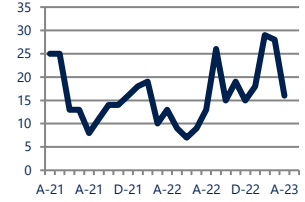
\$408,250



No Change
Vs. Year Ago

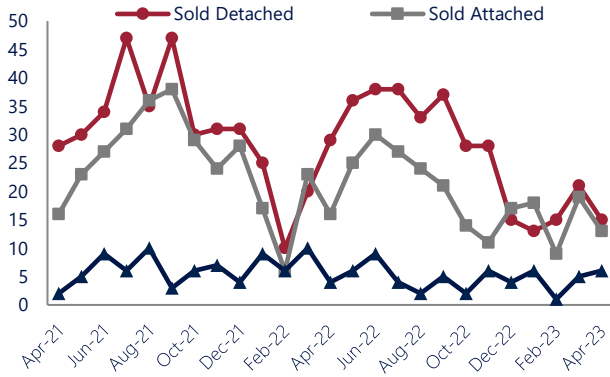
Days On Market

16



Up 23%
Vs. Year Ago

Units Sold*



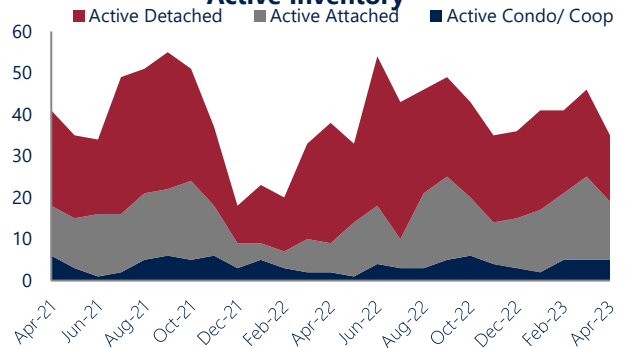
Units Sold

There was a decrease in total units sold in April, with 34 sold this month in Lansdale versus 45 last month, a decrease of 24%. This month's total units sold was lower than at this time last year, a decrease of 31% versus April 2022.

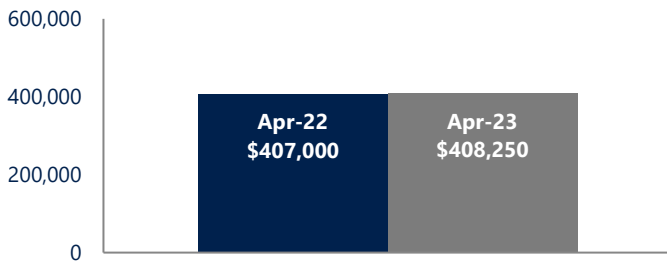
Active Inventory

Versus last year, the total number of homes available this month is lower by 3 units or 8%. The total number of active inventory this April was 35 compared to 38 in April 2022. This month's total of 35 is lower than the previous month's total supply of available inventory of 46, a decrease of 24%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Lansdale Homes was \$407,000. This April, the median sale price was \$408,250, which is similar compared to a year ago. The current median sold price is 16% 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.

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.





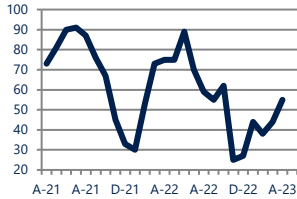
Focus On: Lansdale Housing Market

April 2023

Zip Code(s): 19446 and 19490

New Listings

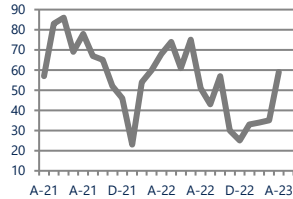
55



Down -27%
Vs. Year Ago

Current Contracts

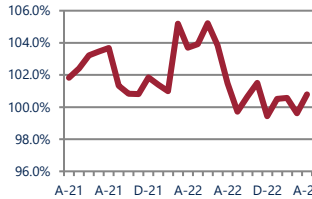
59



Down -13%
Vs. Year Ago

Sold Vs. List Price

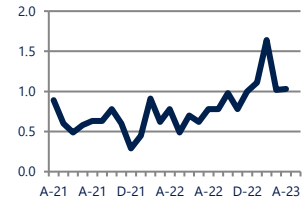
100.8%



Down -2.8%
Vs. Year Ago

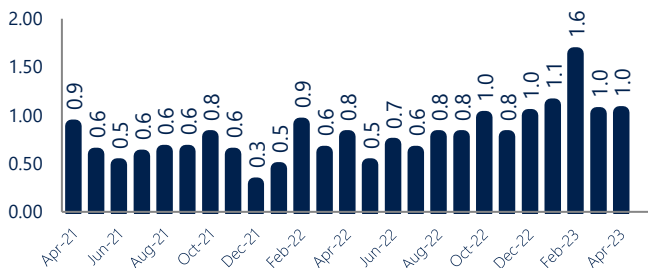
Months of Supply

1.0



Up 32%
Vs. Year Ago

Months Of Supply



Months of Supply

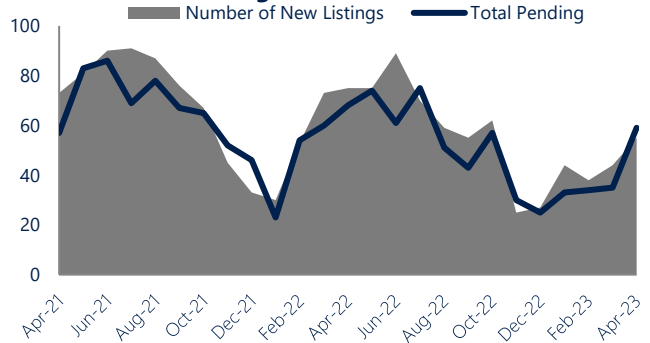
In April, there was 1.0 months of supply available in Lansdale, compared to 0.8 in April 2022. That is an increase of 33% versus a year ago.

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.

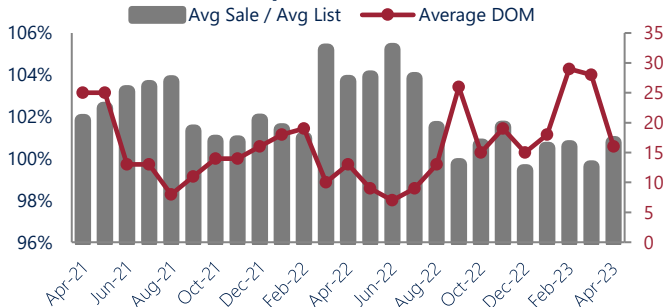
New Listings & Current Contracts

This month there were 55 homes newly listed for sale in Lansdale compared to 75 in April 2022, a decrease of 27%. There were 59 current contracts pending sale this April compared to 68 a year ago. The number of current contracts is 13% 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 100.8% of the average list price, which is 2.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 16, higher than the average last year, which was 13, an increase of 23%.



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