

THE LONG & FOSTER MARKET MINUTE™

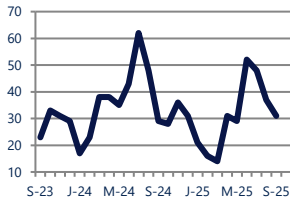
FOCUS ON: **MAINLINE HOUSING MARKET**

SEPTEMBER 2025

Zip Code(s): 19010, 19085, 19035 and 19041

Units Sold

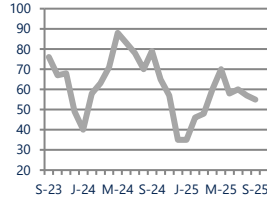
31



Up 7%
Vs. Year Ago

Active Inventory

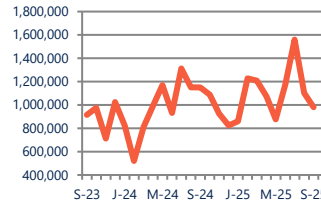
55



Down -30%
Vs. Year Ago

Median Sale Price

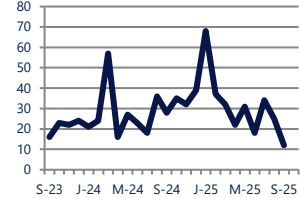
\$980,000



Down -15%
Vs. Year Ago

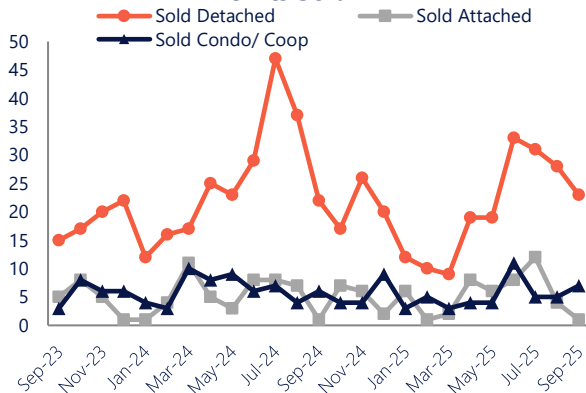
Days On Market

12



Down
Vs. Year Ago

Units Sold*



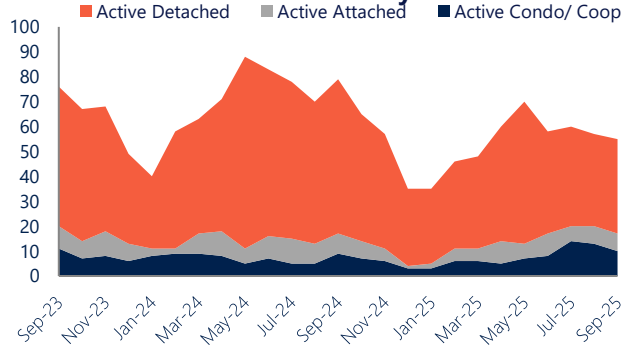
Units Sold

There was a decrease in total units sold in September, with 31 sold this month in Mainline versus 37 last month, a decrease of 16%. This month's total units sold was higher than at this time last year, an increase of 7% versus September 2024.

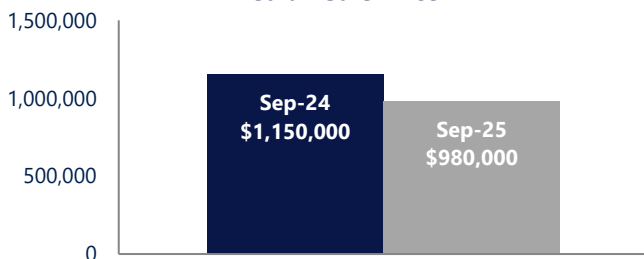
Active Inventory

Versus last year, the total number of homes available this month is lower by 24 units or 30%. The total number of active inventory this September was 55 compared to 79 in September 2024. This month's total of 55 is lower than the previous month's total supply of available inventory of 57, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Mainline Homes was \$1,150,000. This September, the median sale price was \$980,000, a decrease of 15% or \$170,000 compared to last year. The current median sold price is 11% 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.

Mainline are defined as properties listed in zip code/s 19010, 19085, 19035 and 19041.

*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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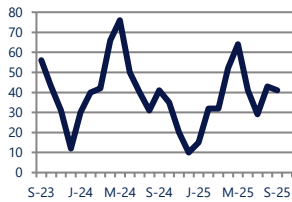
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SEPTEMBER 2025

Zip Code(s): 19010, 19085, 19035 and 19041

New Listings

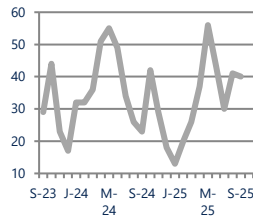
41



No Change
Vs. Year Ago

Current Contracts

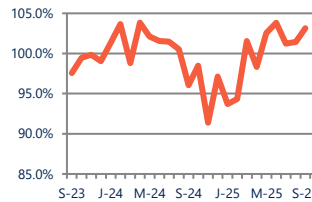
40



Up 74%
Vs. Year Ago

Sold Vs. List Price

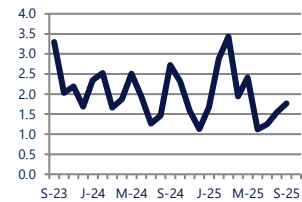
103.1%



Up
Vs. Year Ago

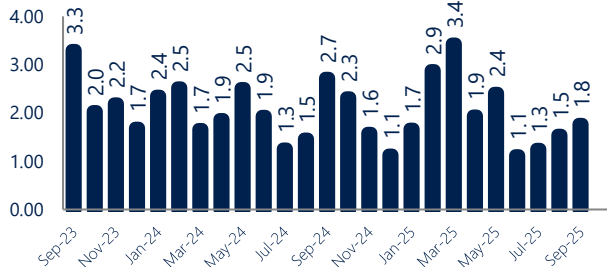
Months of Supply

1.8



Down -35%
Vs. Year Ago

Months Of Supply



Months of Supply

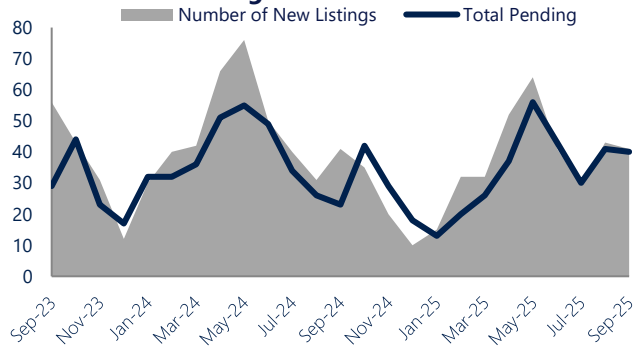
In September, there was 1.8 months of supply available in Mainline, compared to 2.7 in September 2024. That is a decrease of 35% versus a year ago.

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.

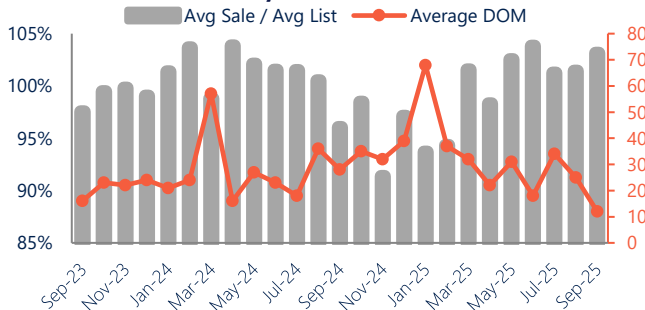
New Listings & Current Contracts

This month there were 41 homes newly listed for sale in Mainline, which is similar to the amount in September 2024. There were 40 current contracts pending sale this September compared to 23 a year ago. The number of current contracts is 74% 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 Mainline was 103.1% of the average list price, which is higher than at this time last year.

Days On Market

This month, the average number of days on market was 12, lower than the average last year, which was 28. This decrease was impacted by the limited number of sales.

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