

THE LONG & FOSTER MARKET MINUTE™

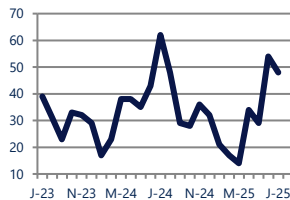
FOCUS ON: **MAINLINE HOUSING MARKET**

JULY 2025

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

Units Sold

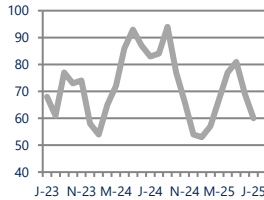
48



Down -23%
Vs. Year Ago

Active Inventory

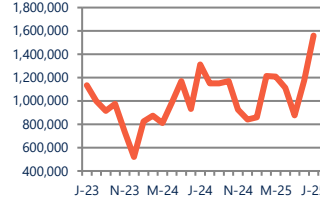
60



Down -28%
Vs. Year Ago

Median Sale Price

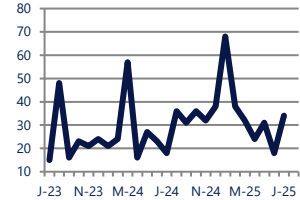
\$1,560,000



Up 19%
Vs. Year Ago

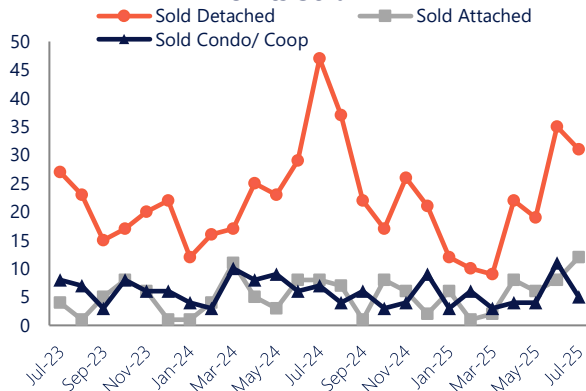
Days On Market

34



Up 89%
Vs. Year Ago

Units Sold*



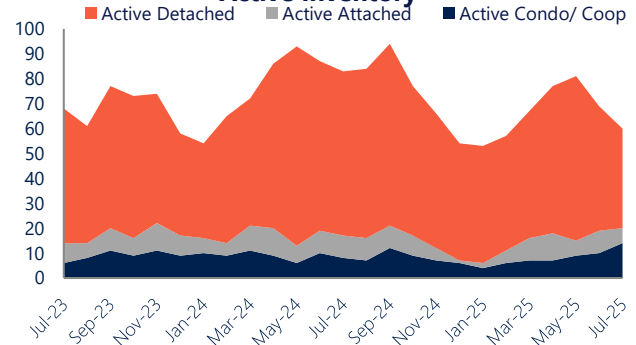
Units Sold

There was a decrease in total units sold in July, with 48 sold this month in Mainline versus 54 last month, a decrease of 11%. This month's total units sold was lower than at this time last year, a decrease of 23% versus July 2024.

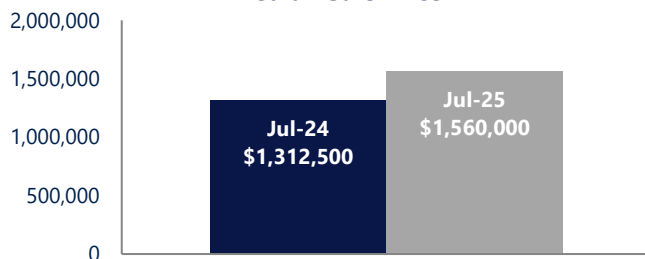
Active Inventory

Versus last year, the total number of homes available this month is lower by 23 units or 28%. The total number of active inventory this July was 60 compared to 83 in July 2024. This month's total of 60 is lower than the previous month's total supply of available inventory of 69, a decrease of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Mainline Homes was \$1,312,500. This July, the median sale price was \$1,560,000, an increase of \$247,500 compared to last year. The current median sold price is higher than in June.

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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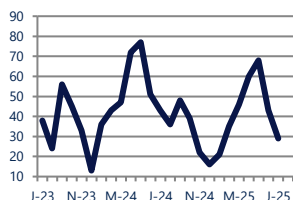
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JULY 2025

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

New Listings

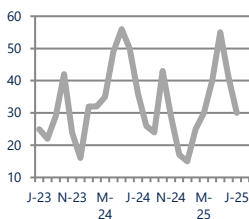
29



Down -33%
Vs. Year Ago

Current Contracts

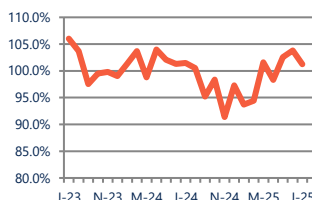
30



Down -17%
Vs. Year Ago

Sold Vs. List Price

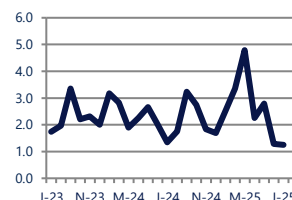
101.3%



No Change
Vs. Year Ago

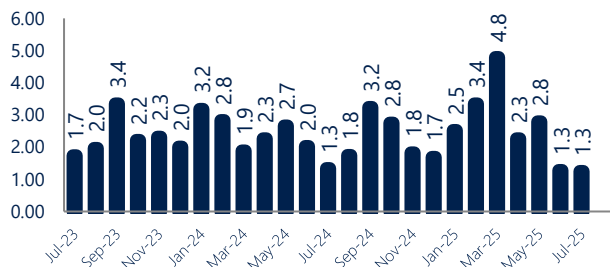
Months of Supply

1.3



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

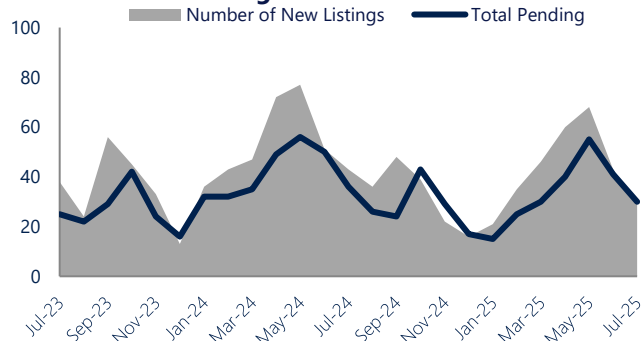
In July, there was 1.3 months of supply available in Mainline. The amount of supply is similar compared to a year ago.

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.

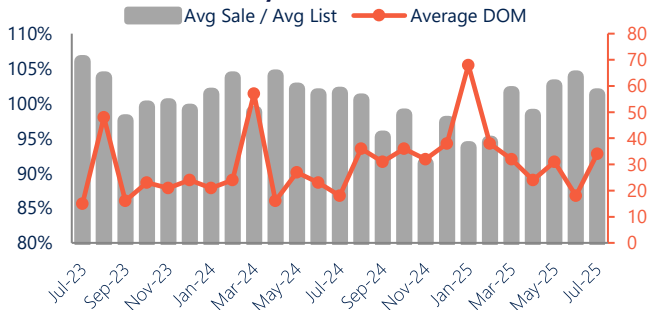
New Listings & Current Contracts

This month there were 29 homes newly listed for sale in Mainline compared to 43 in July 2024, a decrease of 33%. There were 30 current contracts pending sale this July compared to 36 a year ago. The number of current contracts is 17% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Mainline was 101.3% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 34, higher than the average last year, which was 18, an increase of 89%.

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