

THE LONG & FOSTER MARKET MINUTE™

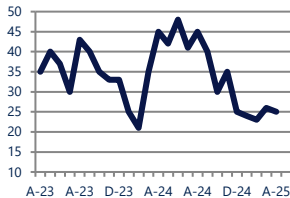
FOCUS ON: **MEDIA HOUSING MARKET**

APRIL 2025

Zip Code(s): 19063 and 19065

Units Sold

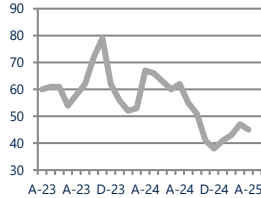
25



Down
Vs. Year Ago

Active Inventory

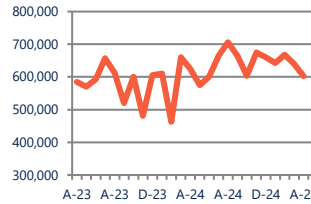
45



Down -33%
Vs. Year Ago

Median Sale Price

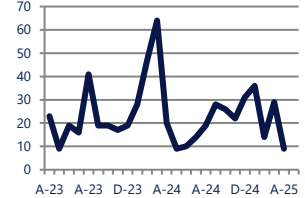
\$602,575



Down -4%
Vs. Year Ago

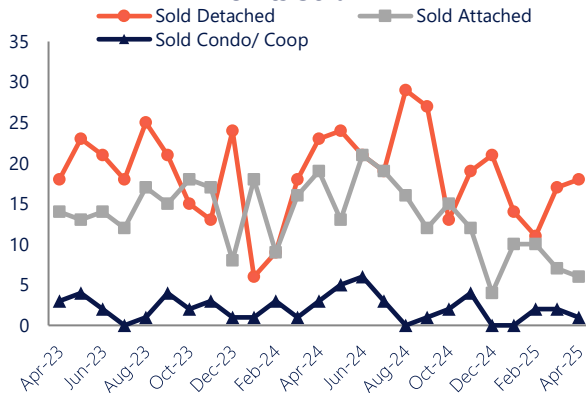
Days On Market

9



Down
Vs. Year Ago

Units Sold*



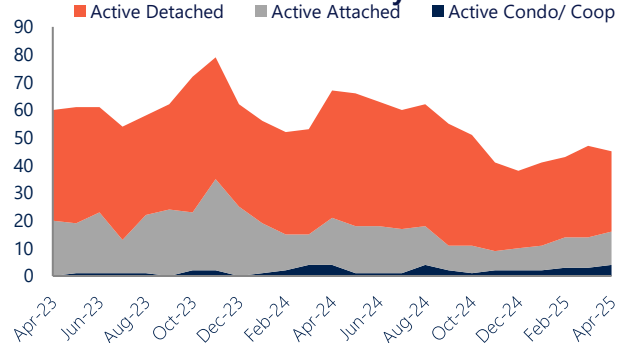
Units Sold

With relatively few transactions, there was a decrease in total units sold in April, with 25 sold this month in Media. This month's total units sold was lower than at this time last year, a decrease from April 2024.

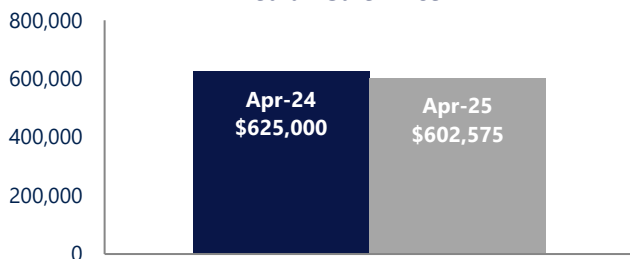
Active Inventory

Versus last year, the total number of homes available this month is lower by 22 units or 33%. The total number of active inventory this April was 45 compared to 67 in April 2024. This month's total of 45 is lower than the previous month's total supply of available inventory of 47, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Media Homes was \$625,000. This April, the median sale price was \$602,575, a decrease of 4% or \$22,425 compared to last year. The current median sold price is 6% 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.

Media are defined as properties listed in zip code/s 19063 and 19065.

*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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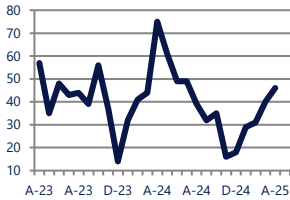
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APRIL 2025

Zip Code(s): 19063 and 19065

New Listings

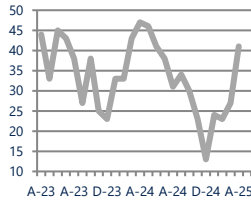
46



Down -39%
Vs. Year Ago

Current Contracts

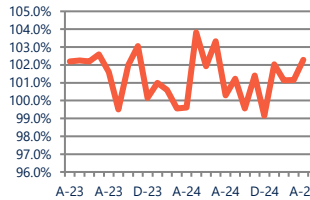
41



Down -13%
Vs. Year Ago

Sold Vs. List Price

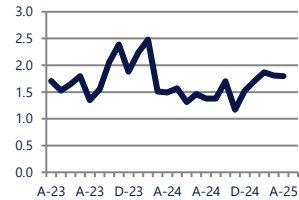
102.3%



Up 2.7%
Vs. Year Ago

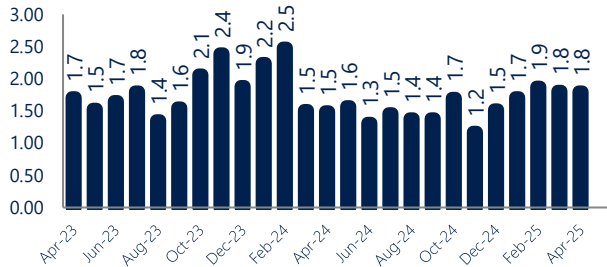
Months of Supply

1.8



Up 21%
Vs. Year Ago

Months Of Supply



Months of Supply

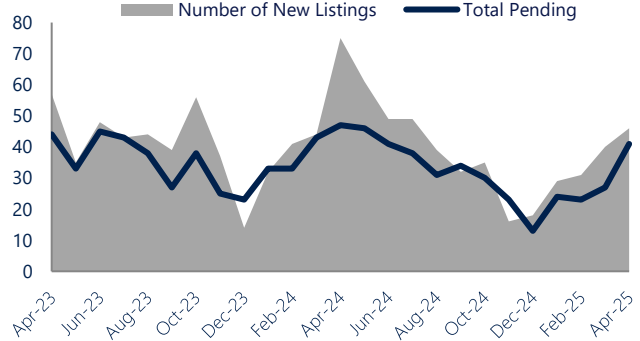
In April, there was 1.8 months of supply available in Media, compared to 1.5 in April 2024. That is an increase of 21% versus a year ago.

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.

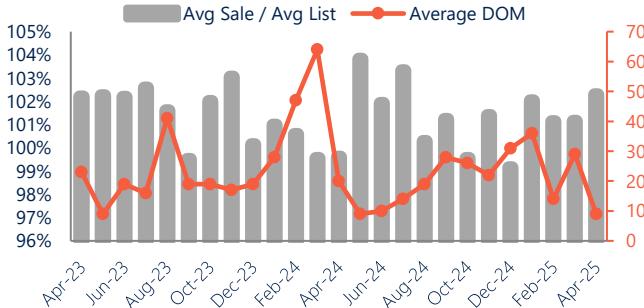
New Listings & Current Contracts

This month there were 46 homes newly listed for sale in Media compared to 75 in April 2024, a decrease of 39%. There were 41 current contracts pending sale this April compared to 47 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 Media was 102.3% of the average list price, which is 2.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 9, lower than the average last year, which was 20. This decrease was impacted by the limited number of sales.

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