

THE LONG & FOSTER MARKET MINUTE™

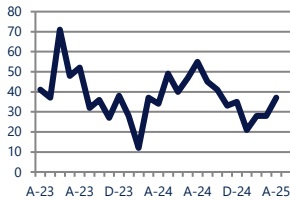
FOCUS ON: **MORRISVILLE AND YARDLEY HOUSING MARKET**

APRIL 2025

Zip Code(s): 19067

Units Sold

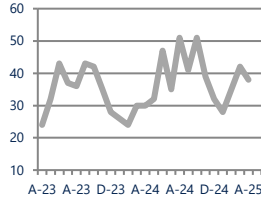
37



Up 9%
Vs. Year Ago

Active Inventory

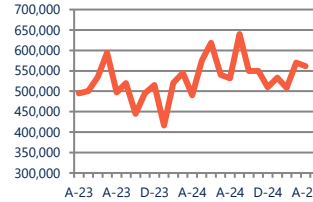
38



Up 27%
Vs. Year Ago

Median Sale Price

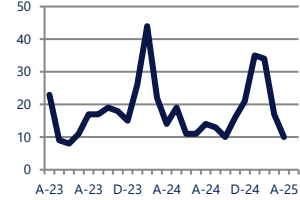
\$561,500



Up 15%
Vs. Year Ago

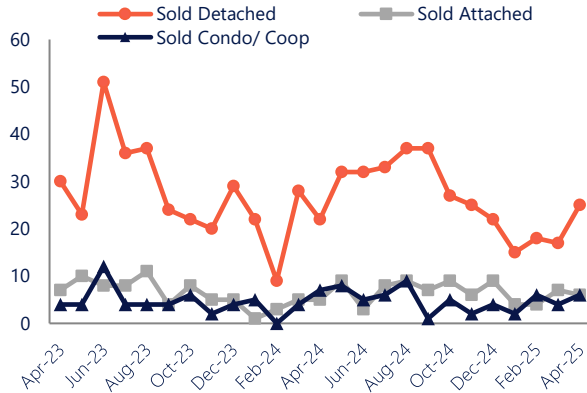
Days On Market

10



Down -29%
Vs. Year Ago

Units Sold*



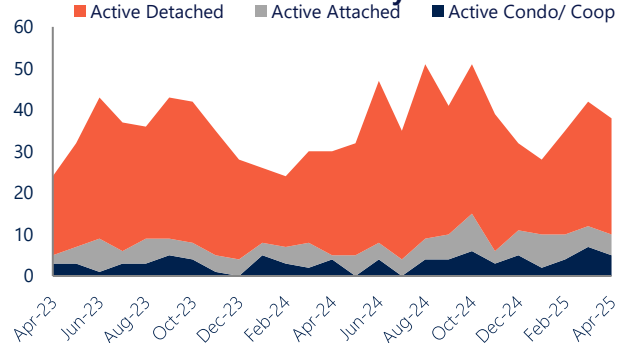
Units Sold

There was an increase in total units sold in April, with 37 sold this month in Morrisville and Yardley versus 28 last month, an increase of 32%. This month's total units sold was higher than at this time last year, an increase of 9% versus April 2024.

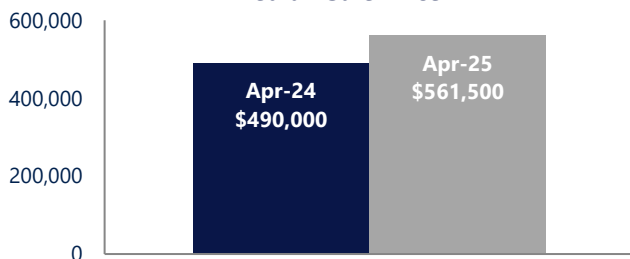
Active Inventory

Versus last year, the total number of homes available this month is higher by 8 units or 27%. The total number of active inventory this April was 38 compared to 30 in April 2024. This month's total of 38 is lower than the previous month's total supply of available inventory of 42, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Morrisville and Yardley Homes was \$490,000. This April, the median sale price was \$561,500, an increase of 15% or \$71,500 compared to last year. The current median sold price is 1% 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.

Morrisville and Yardley are defined as properties listed in zip code/s 19067.

*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.

THE LONG & FOSTER MARKET MINUTE™

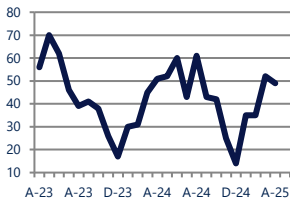
FOCUS ON: **MORRISVILLE AND YARDLEY HOUSING MARKET**

APRIL 2025

Zip Code(s): 19067

New Listings

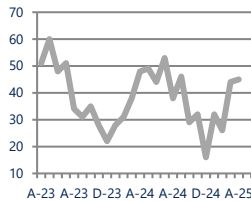
49



Down -4%
Vs. Year Ago

Current Contracts

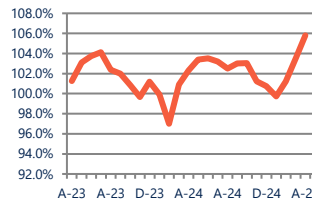
45



Down -6%
Vs. Year Ago

Sold Vs. List Price

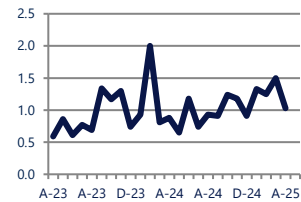
105.8%



Up 3.4%
Vs. Year Ago

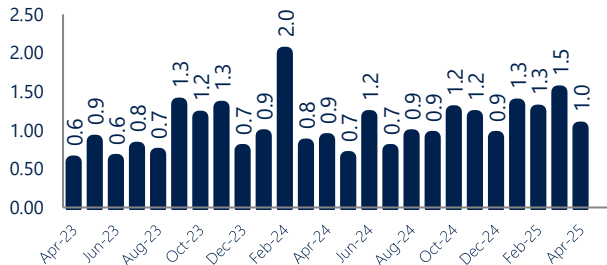
Months of Supply

1.0



Up 17%
Vs. Year Ago

Months Of Supply



Months of Supply

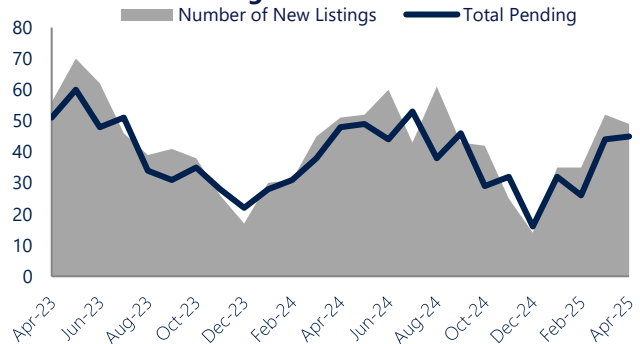
In April, there was 1.0 months of supply available in Morrisville and Yardley, compared to 0.9 in April 2024. That is an increase of 16% versus a year ago.

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.

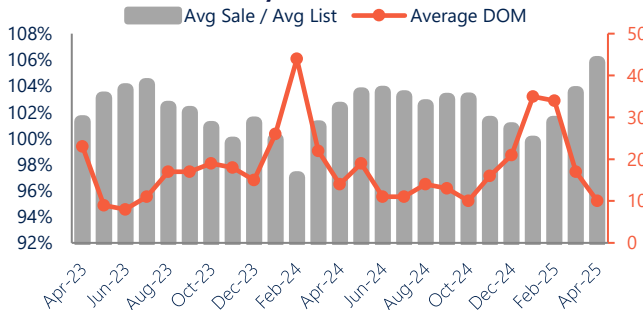
New Listings & Current Contracts

This month there were 49 homes newly listed for sale in Morrisville and Yardley compared to 51 in April 2024, a decrease of 4%. There were 45 current contracts pending sale this April compared to 48 a year ago. The number of current contracts is 6% 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 Morrisville and Yardley was 105.8% of the average list price, which is 3.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 10, lower than the average last year, which was 14, a decrease of 29%.

Morrisville and Yardley are defined as properties listed in zip code/s 19067.

*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.