

THE LONG & FOSTER MARKET MINUTE™

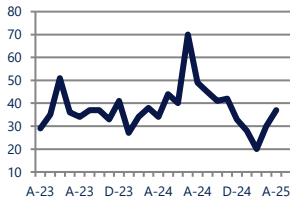
FOCUS ON: **MT. PENN, REIFFTON, AND JACKSONWALD HOUSING MARKET**

APRIL 2025

Zip Code(s): 19606

Units Sold

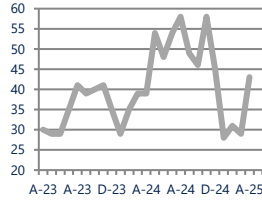
37



Up 9%
Vs. Year Ago

Active Inventory

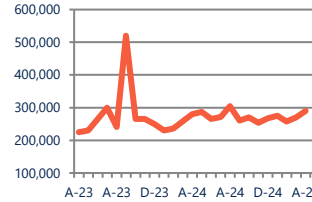
43



Up 10%
Vs. Year Ago

Median Sale Price

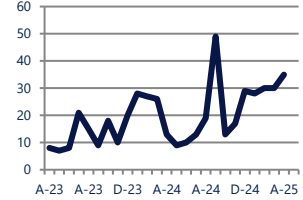
\$289,900



Up 4%
Vs. Year Ago

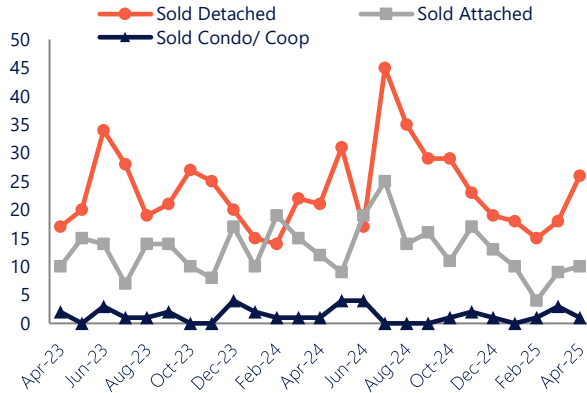
Days On Market

35



Up
Vs. Year Ago

Units Sold*



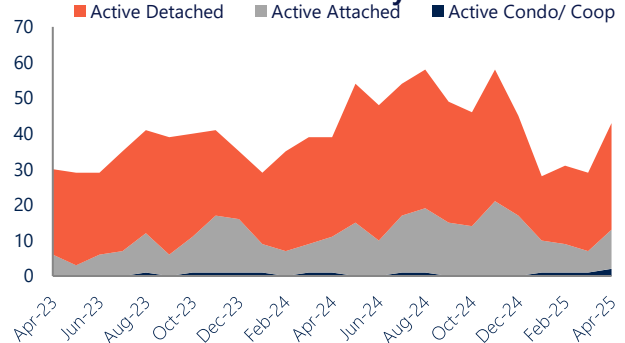
Units Sold

There was an increase in total units sold in April, with 37 sold this month in Mt. Penn, Reiffton, and Jacksonwald versus 30 last month, an increase of 23%. 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 4 units or 10%. The total number of active inventory this April was 43 compared to 39 in April 2024. This month's total of 43 is higher than the previous month's total supply of available inventory of 29, an increase of 48%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Mt. Penn, Reiffton, and Jacksonwald Homes was \$280,000. This April, the median sale price was \$289,900, an increase of 4% or \$9,900 compared to last year. The current median sold price is 7% 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.

Mt. Penn, Reiffton, and Jacksonwald are defined as properties listed in zip code/s 19606.

*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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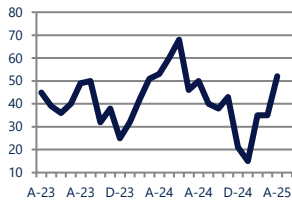
FOCUS ON: **MT. PENN, REIFFTON, AND JACKSONWALD HOUSING MARKET**

APRIL 2025

Zip Code(s): 19606

New Listings

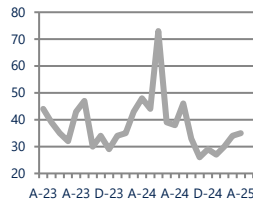
52



Down -2%
Vs. Year Ago

Current Contracts

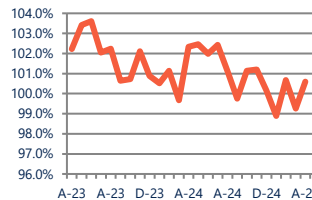
35



Down -27%
Vs. Year Ago

Sold Vs. List Price

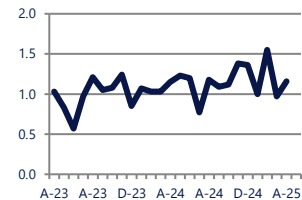
100.6%



Down -1.7%
Vs. Year Ago

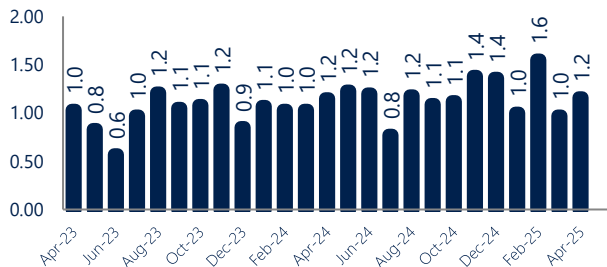
Months of Supply

1.2



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

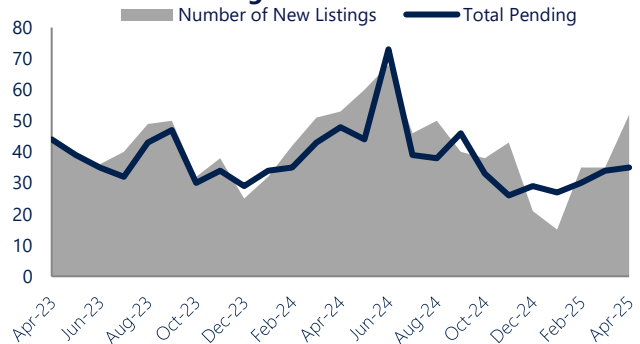
In April, there was 1.2 months of supply available in Mt. Penn, Reiffton, and Jacksonwald. The amount of supply is similar compared to a year ago.

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.

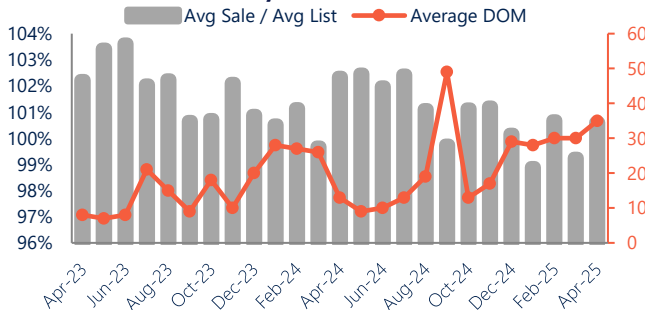
New Listings & Current Contracts

This month there were 52 homes newly listed for sale in Mt. Penn, Reiffton, and Jacksonwald compared to 53 in April 2024, a decrease of 2%. There were 35 current contracts pending sale this April compared to 48 a year ago. The number of current contracts is 27% 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 Mt. Penn, Reiffton, and Jacksonwald was 100.6% of the average list price, which is 1.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 35, higher than the average last year, which was 13. This increase was impacted by the limited number of sales.

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