

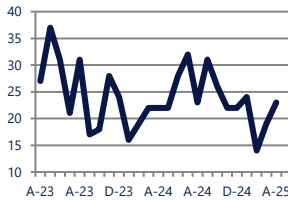
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **NEW FREEDOM, GLEN ROCK, AND SEVEN VALLEYS HOUSING MARKET**

APRIL 2025

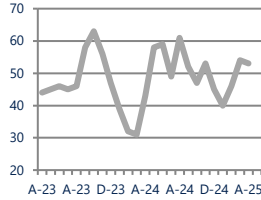
Zip Code(s): 17349, 17327, 17360, 17361, 17342 and 17355

Units Sold 23



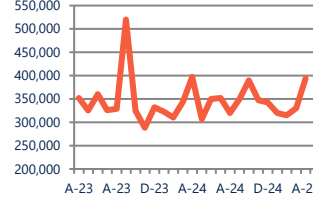
Up 5%
Vs. Year Ago

Active Inventory 53



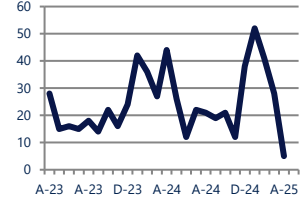
Up 23%
Vs. Year Ago

Median Sale Price \$393,850



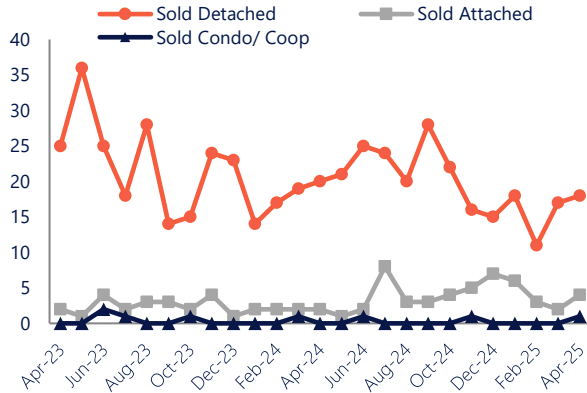
Down -1%
Vs. Year Ago

Days On Market 5



Down
Vs. Year Ago

Units Sold*



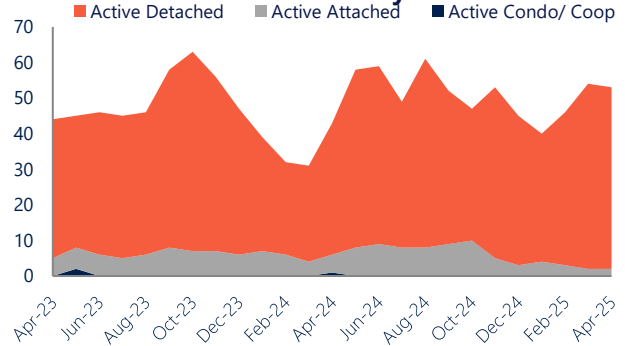
Units Sold

There was an increase in total units sold in April, with 23 sold this month in New Freedom, Glen Rock, and Seven Valleys versus 19 last month, an increase of 21%. This month's total units sold was higher than at this time last year, an increase of 5% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 10 units or 23%. The total number of active inventory this April was 53 compared to 43 in April 2024. This month's total of 53 is lower than the previous month's total supply of available inventory of 54, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for New Freedom, Glen Rock, and Seven Valleys Homes was \$397,450. This April, the median sale price was \$393,850, a decrease of 1% or \$3,600 compared to last year. The current median sold price is 19% 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.

New Freedom, Glen Rock, and Seven Valleys are defined as properties listed in zip code/s 17349, 17327, 17360, 17361, 17342 and 17355.

*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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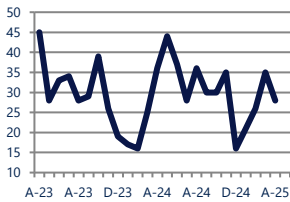
FOCUS ON: **NEW FREEDOM, GLEN ROCK, AND SEVEN VALLEYS HOUSING MARKET**

APRIL 2025

Zip Code(s): 17349, 17327, 17360, 17361, 17342 and 17355

New Listings

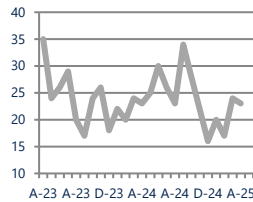
28



Down -22%
Vs. Year Ago

Current Contracts

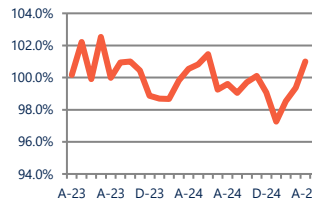
23



No Change
Vs. Year Ago

Sold Vs. List Price

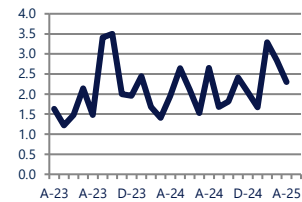
101.0%



No Change
Vs. Year Ago

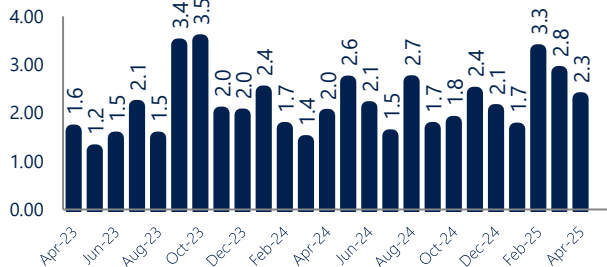
Months of Supply

2.3



Up 18%
Vs. Year Ago

Months Of Supply



Months of Supply

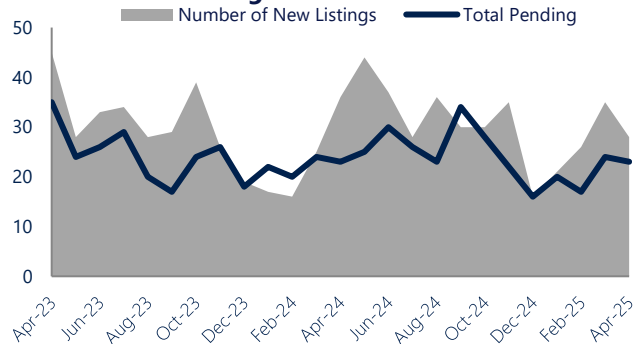
In April, there was 2.3 months of supply available in New Freedom, Glen Rock, and Seven Valleys, compared to 2.0 in April 2024. That is an increase of 18% versus a year ago.

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.

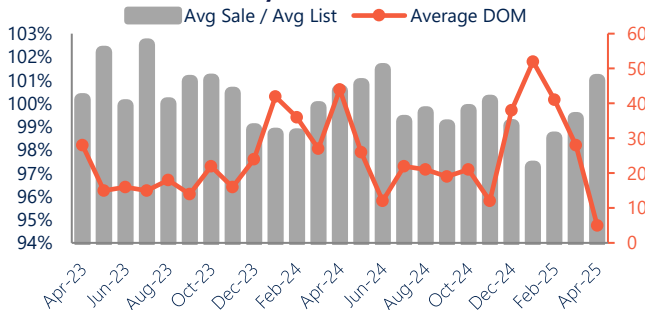
New Listings & Current Contracts

This month there were 28 homes newly listed for sale in New Freedom, Glen Rock, and Seven Valleys compared to 36 in April 2024, a decrease of 22%. There were 23 current contracts pending sale this April, consistent with the volume a year ago. The number of current contracts is 4% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in New Freedom, Glen Rock, and Seven Valleys was 101.0% 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 5, lower than the average last year, which was 44. This decrease was impacted by the limited number of sales.

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