

THE LONG & FOSTER MARKET MINUTE™

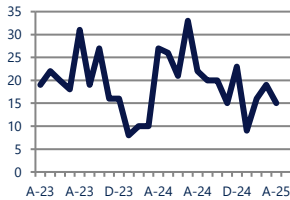
FOCUS ON: **NORTH WALES HOUSING MARKET**

APRIL 2025

Zip Code(s): 19454 and 18936

Units Sold

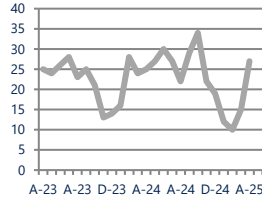
15



Down
Vs. Year Ago

Active Inventory

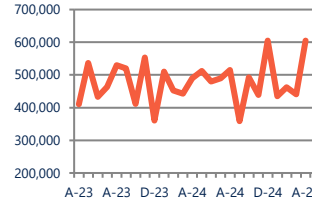
27



Up 8%
Vs. Year Ago

Median Sale Price

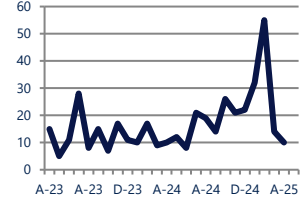
\$605,000



Up
Vs. Year Ago

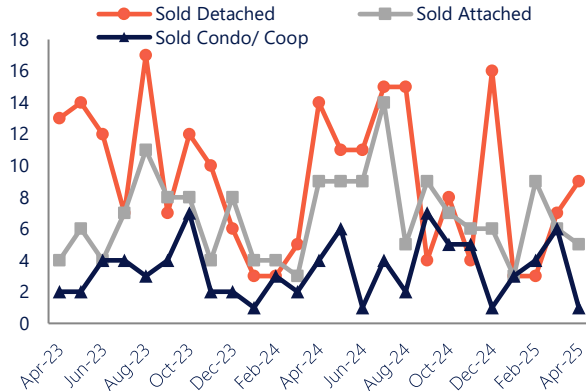
Days On Market

10



No Change
Vs. Year Ago

Units Sold*



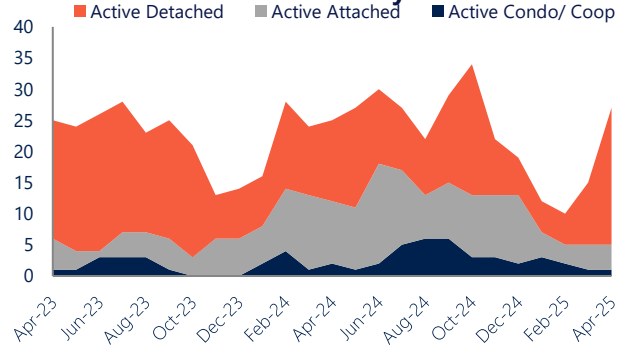
Units Sold

With relatively few transactions, there was a decrease in total units sold in April, with 15 sold this month in North Wales. 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 higher by 2 units or 8%. The total number of active inventory this April was 27 compared to 25 in April 2024. This month's total of 27 is higher than the previous month's total supply of available inventory of 15, an increase of 80%.

Active Inventory*

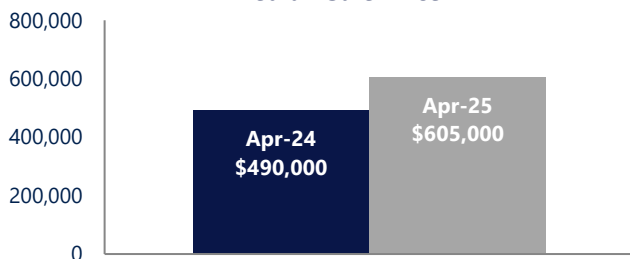


Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last April, the median sale price for North Wales Homes was \$490,000. This April, the median sale price was \$605,000, an increase of \$115,000 compared to last year. The current median sold price is 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.

Median Sale Price



North Wales are defined as properties listed in zip code/s 19454 and 18936.

*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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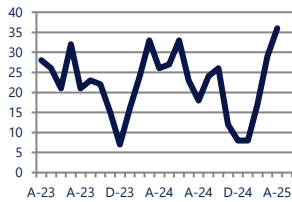
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APRIL 2025

Zip Code(s): 19454 and 18936

New Listings

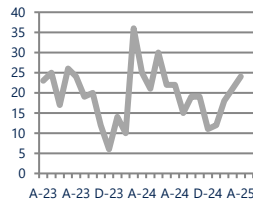
36



Up 38%
Vs. Year Ago

Current Contracts

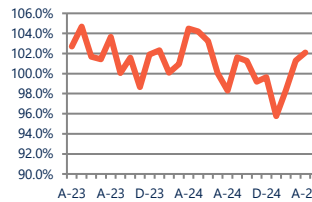
24



Down -4%
Vs. Year Ago

Sold Vs. List Price

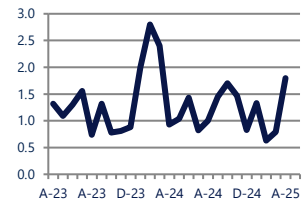
102.1%



Down -2.3%
Vs. Year Ago

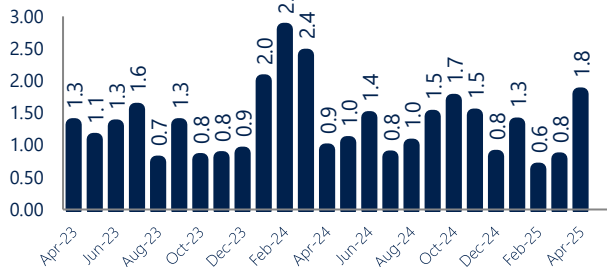
Months of Supply

1.8



Up 94%
Vs. Year Ago

Months Of Supply



Months of Supply

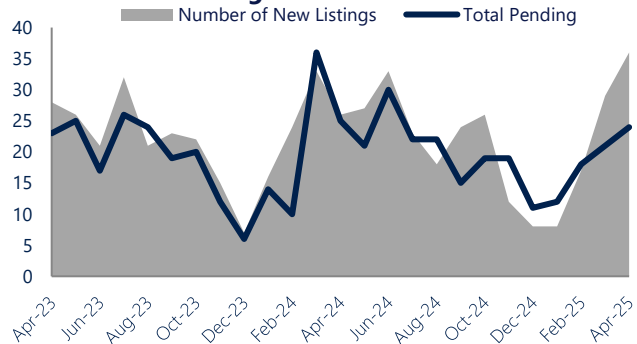
In April, there was 1.8 months of supply available in North Wales, compared to 0.9 in April 2024. That is an increase of 94% versus a year ago.

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.

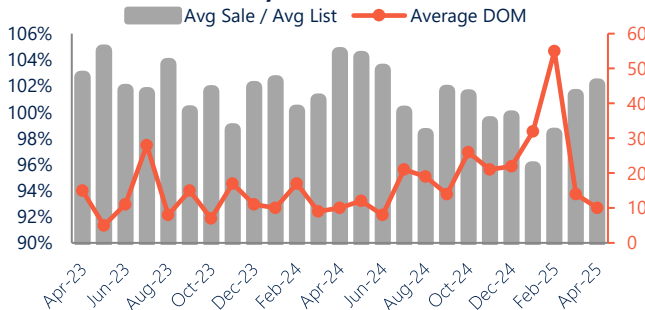
New Listings & Current Contracts

This month there were 36 homes newly listed for sale in North Wales compared to 26 in April 2024, an increase of 38%. There were 24 current contracts pending sale this April compared to 25 a year ago. The number of current contracts is 4% 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 North Wales was 102.1% of the average list price, which is 2.4% lower than at this time last year.

Days On Market

This month, the average number of days on market was 10, which is similar compared to a year ago.

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