



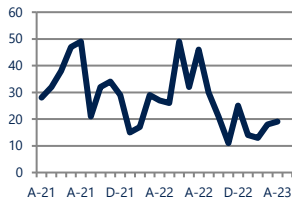
## Focus On: North Wales Housing Market

April 2023

Zip Code(s): 19454 and 18936

### Units Sold

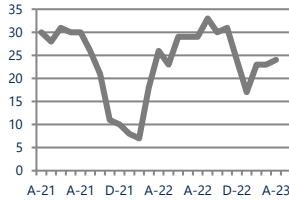
19



**Down -30%**  
Vs. Year Ago

### Active Inventory

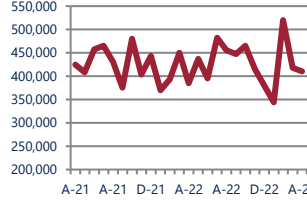
24



**Down -8%**  
Vs. Year Ago

### Median Sale Price

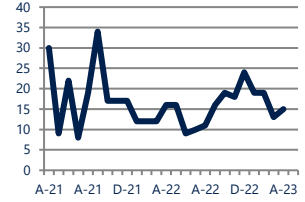
\$410,000



**Up 6%**  
Vs. Year Ago

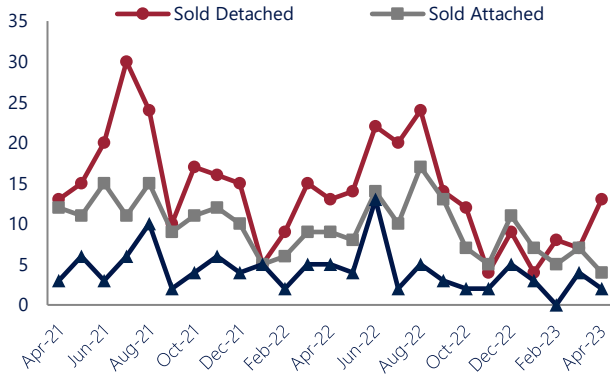
### Days On Market

15



**Down -6%**  
Vs. Year Ago

### Units Sold\*



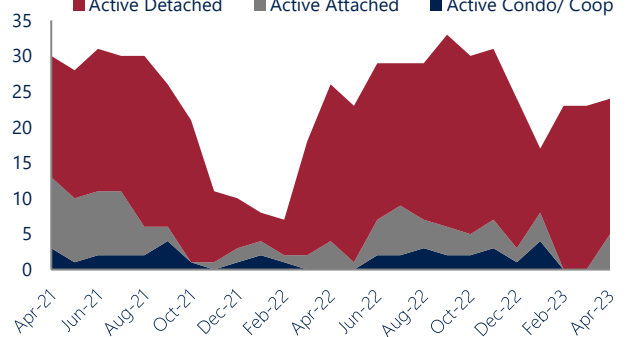
### Units Sold

There was an increase in total units sold in April, with 19 sold this month in North Wales versus 18 last month, an increase of 6%. This month's total units sold was lower than at this time last year, a decrease of 30% versus April 2022.

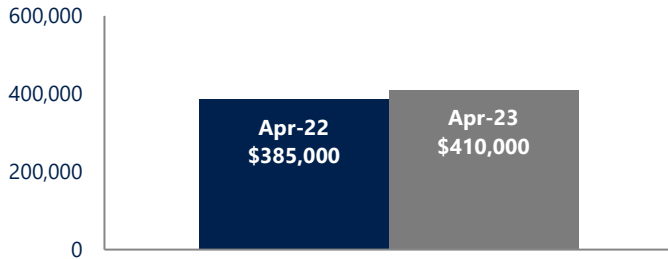
### Active Inventory

Versus last year, the total number of homes available this month is lower by 2 units or 8%. The total number of active inventory this April was 24 compared to 26 in April 2022. This month's total of 24 is higher than the previous month's total supply of available inventory of 23, an increase of 4%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last April, the median sale price for North Wales Homes was \$385,000. This April, the median sale price was \$410,000, an increase of 6% or \$25,000 compared to last year. The current median sold price is 2% 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.

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.





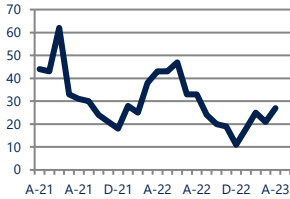
## Focus On: North Wales Housing Market

April 2023

Zip Code(s): 19454 and 18936

### New Listings

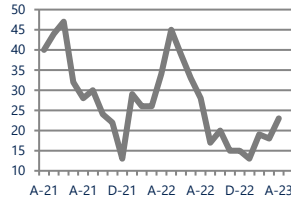
27



Down -37%  
Vs. Year Ago

### Current Contracts

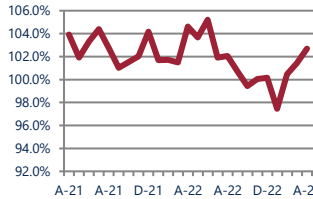
23



Down -32%  
Vs. Year Ago

### Sold Vs. List Price

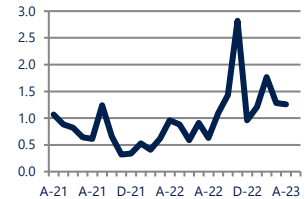
102.7%



Down -1.8%  
Vs. Year Ago

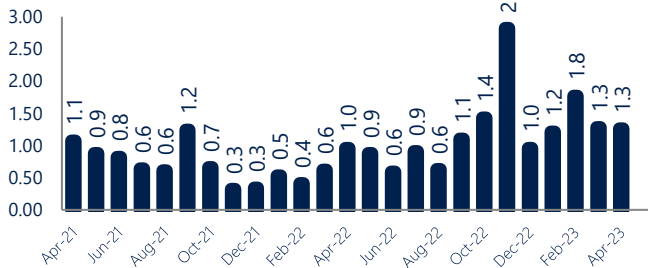
### Months of Supply

1.3



Up 31%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

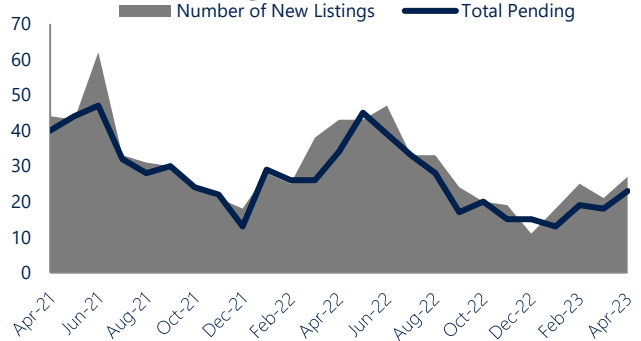
In April, there was 1.3 months of supply available in North Wales, compared to 1.0 in April 2022. That is an increase of 31% versus a year ago.

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.

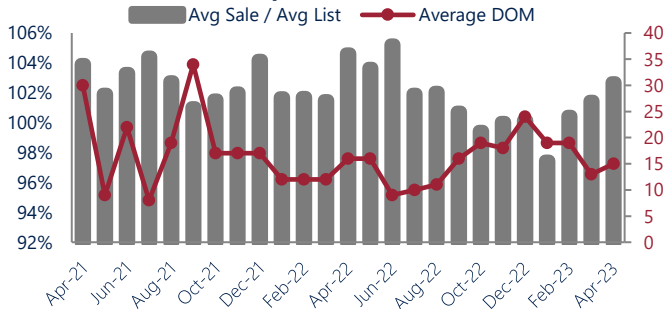
### New Listings & Current Contracts

This month there were 27 homes newly listed for sale in North Wales compared to 43 in April 2022, a decrease of 37%. There were 23 current contracts pending sale this April compared to 34 a year ago. The number of current contracts is 32% 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 102.7% of the average list price, which is 1.9% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 15, lower than the average last year, which was 16, a decrease of 6%.



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