

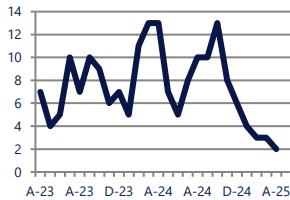
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **NORTHAMPTON COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

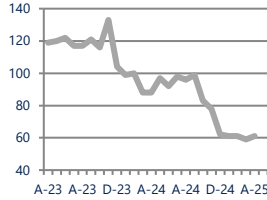
2



Down
Vs. Year Ago

Active Inventory

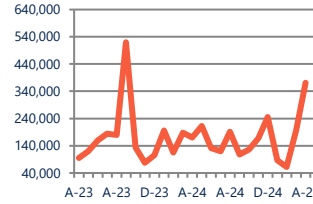
61



Down -31%
Vs. Year Ago

Median Sale Price

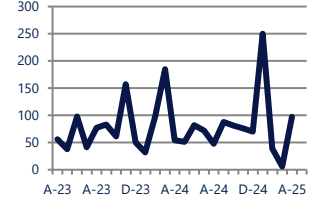
\$371,250



Up
Vs. Year Ago

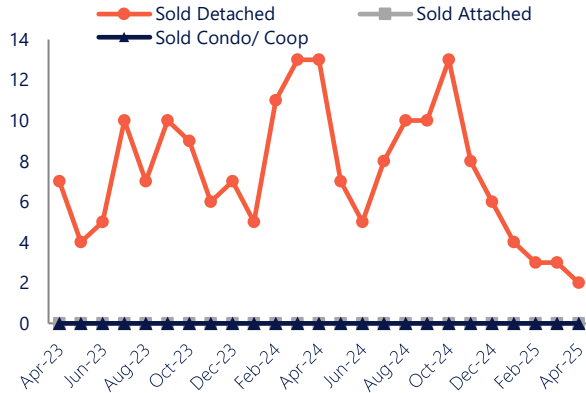
Days On Market

97



Up
Vs. Year Ago

Units Sold*



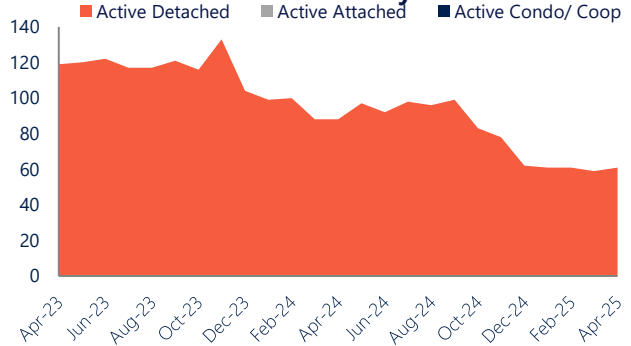
Units Sold

With relatively few transactions, there was a decrease in total units sold in April, with 2 sold this month in Northampton County. 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 lower by 27 units or 31%. The total number of active inventory this April was 61 compared to 88 in April 2024. This month's total of 61 is higher than the previous month's total supply of available inventory of 59, an increase of 3%.

Active Inventory*

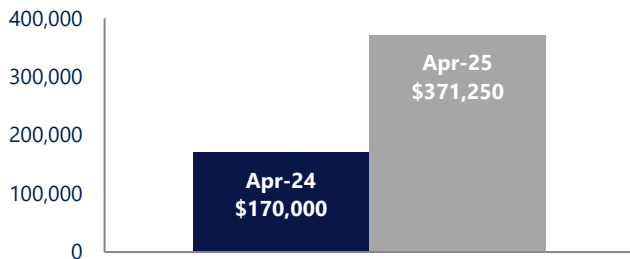


Median Sale Price

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 Northampton County Homes was \$170,000. This April, the median sale price was \$371,250, an increase of \$201,250 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



*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 GLVR 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 GLVR or Long & Foster Real Estate, Inc.

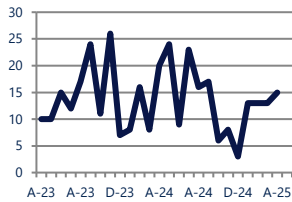
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FOCUS ON: **NORTHAMPTON COUNTY HOUSING MARKET**

APRIL 2025

New Listings

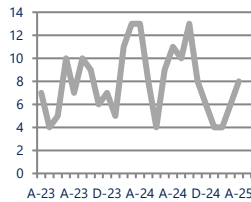
15



Down -25%
Vs. Year Ago

Current Contracts

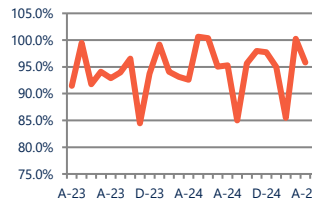
8



Down -38%
Vs. Year Ago

Sold Vs. List Price

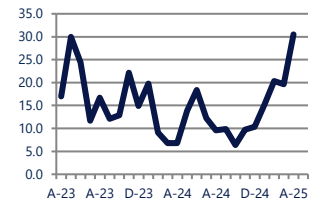
95.8%



Up 3.5%
Vs. Year Ago

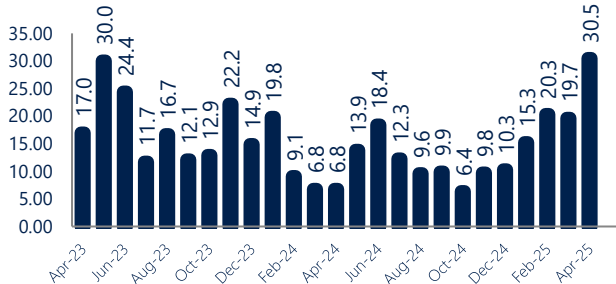
Months of Supply

30.5



Up
Vs. Year Ago

Months Of Supply



Months of Supply

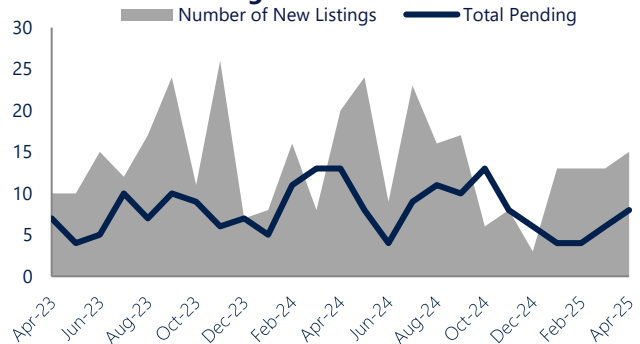
In April, there was 30.5 months of supply available in Northampton County, compared to 6.8 in April 2024. That is an increase versus a year ago.

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.

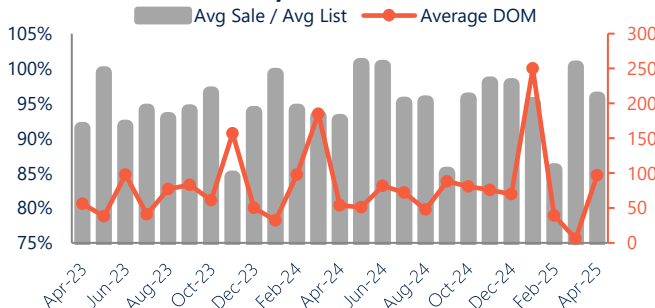
New Listings & Current Contracts

This month there were 15 homes newly listed for sale in Northampton County compared to 20 in April 2024, a decrease of 25%. There were 8 current contracts pending sale this April compared to 13 a year ago. The number of current contracts is 38% 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 Northampton County was 95.8% of the average list price, which is 3.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 97, higher than the average last year, which was 54. This increase was impacted by the limited number of sales.