

# THE LONG & FOSTER MARKET MINUTE™

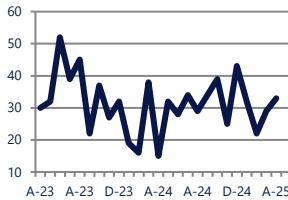
FOCUS ON: **PERKASIE AND SELLERSVILLE HOUSING MARKET**

APRIL 2025

Zip Code(s): 18960, 18944, 18962, 18911, 18927 and 18917

## Units Sold

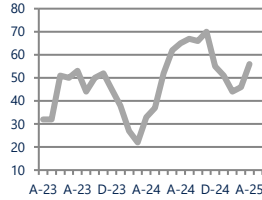
33



**Up**  
Vs. Year Ago

## Active Inventory

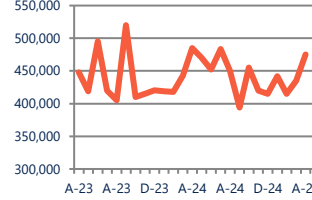
56



**Up 70%**  
Vs. Year Ago

## Median Sale Price

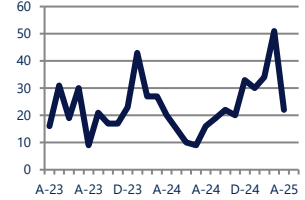
\$475,000



**Down -2%**  
Vs. Year Ago

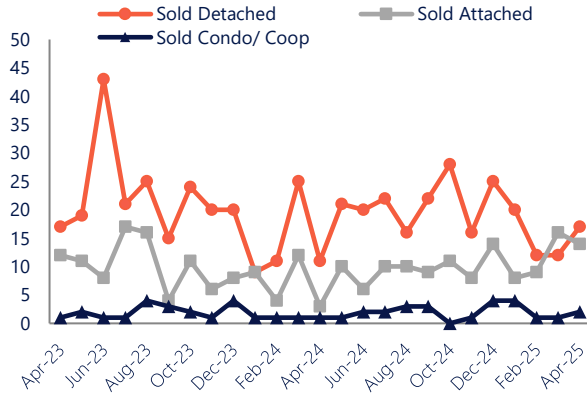
## Days On Market

22



**Up 10%**  
Vs. Year Ago

## Units Sold\*



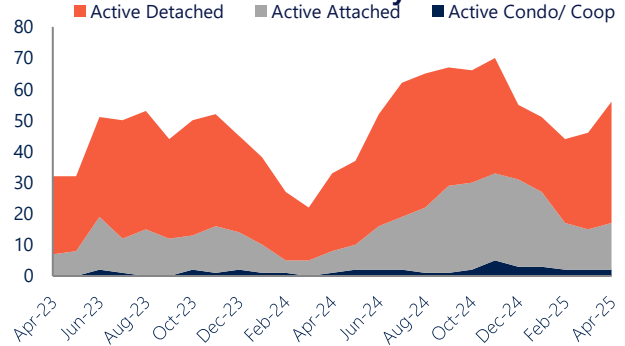
## Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 33 sold this month in Perkasio and Sellersville. This month's total units sold was higher than at this time last year, an increase from April 2024.

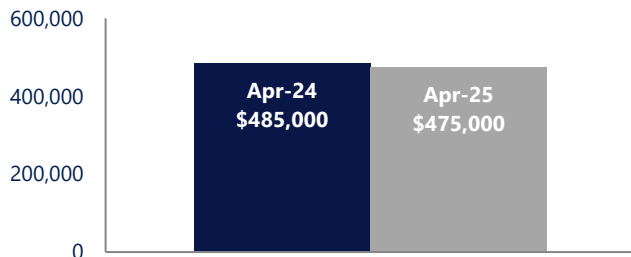
## Active Inventory

Versus last year, the total number of homes available this month is higher by 23 units or 70%. The total number of active inventory this April was 56 compared to 33 in April 2024. This month's total of 56 is higher than the previous month's total supply of available inventory of 46, an increase of 22%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Perkasio and Sellersville Homes was \$485,000. This April, the median sale price was \$475,000, a decrease of 2% or \$10,000 compared to last year. The current median sold price is 9% 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.

Perkasio and Sellersville are defined as properties listed in zip code/s 18960, 18944, 18962, 18911, 18927 and 18917.

\*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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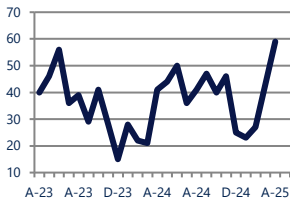
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APRIL 2025

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## New Listings

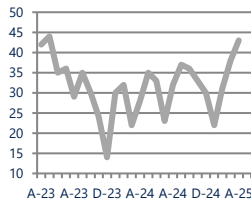
59



Up 44%  
Vs. Year Ago

## Current Contracts

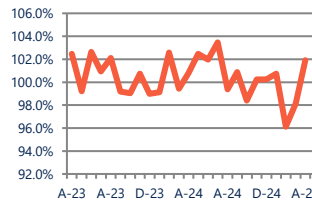
43



Up 54%  
Vs. Year Ago

## Sold Vs. List Price

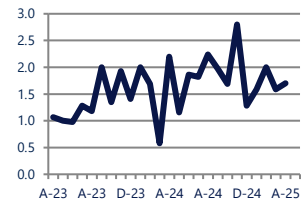
101.9%



Up 1.1%  
Vs. Year Ago

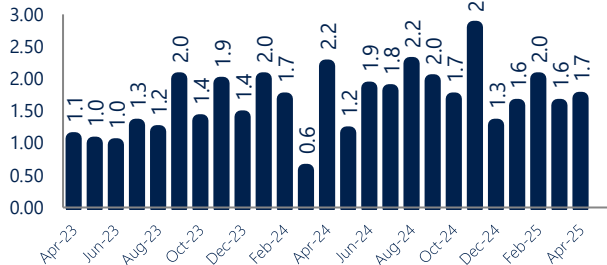
## Months of Supply

1.7



Down -23%  
Vs. Year Ago

## Months Of Supply



## Months of Supply

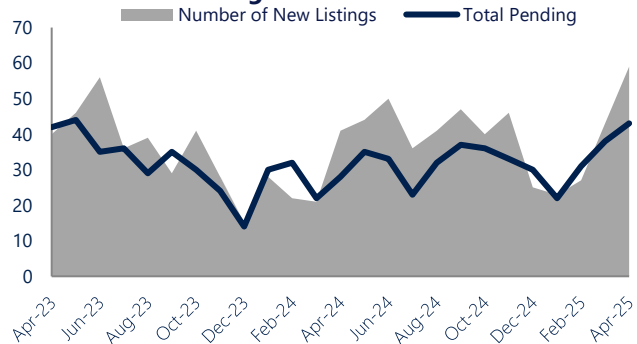
In April, there was 1.7 months of supply available in Perkasio and Sellersville, compared to 2.2 in April 2024. That is a decrease of 23% versus a year ago.

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.

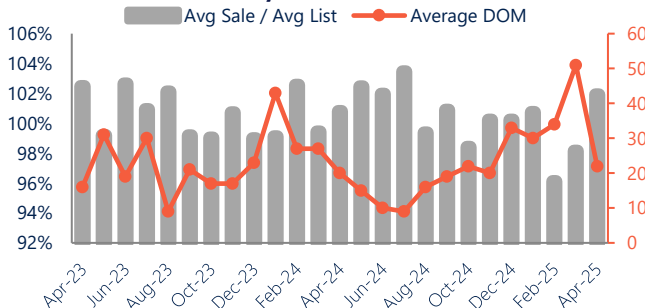
## New Listings & Current Contracts

This month there were 59 homes newly listed for sale in Perkasio and Sellersville compared to 41 in April 2024, an increase of 44%. There were 43 current contracts pending sale this April compared to 28 a year ago. The number of current contracts is 54% higher 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 Perkasio and Sellersville was 101.9% of the average list price, which is 1.1% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 22, higher than the average last year, which was 20, an increase of 10%.

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