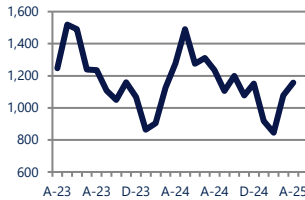


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **PHILADELPHIA COUNTY HOUSING MARKET**

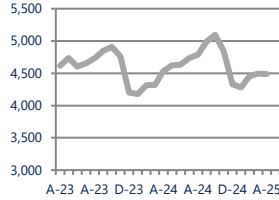
APRIL 2025

Units Sold
1,157



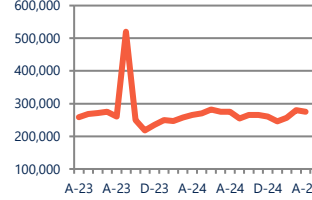
Down -9%
Vs. Year Ago

Active Inventory
4,490



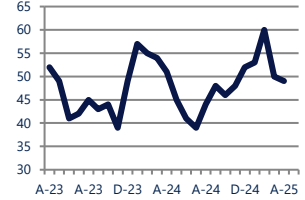
Down -1%
Vs. Year Ago

Median Sale Price
\$275,000



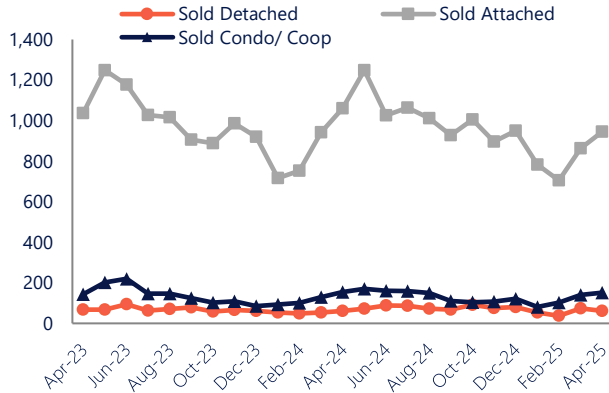
Up 4%
Vs. Year Ago

Days On Market
49



Down -4%
Vs. Year Ago

Units Sold*



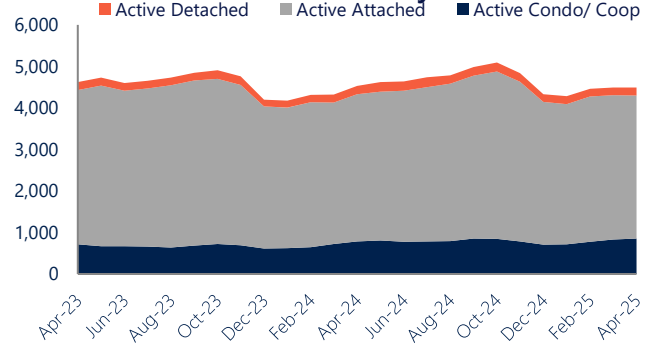
Units Sold

There was an increase in total units sold in April, with 1,157 sold this month in Philadelphia County versus 1,077 last month, an increase of 7%. This month's total units sold was lower than at this time last year, a decrease of 9% versus April 2024.

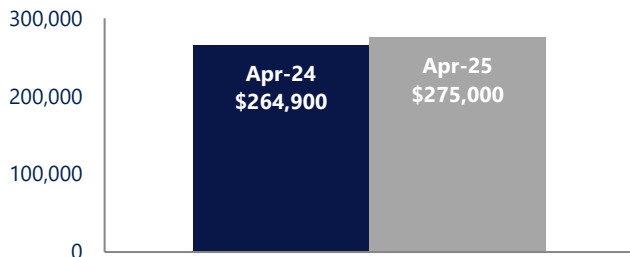
Active Inventory

Versus last year, the total number of homes available this month is lower by 43 units or 1%. The total number of active inventory this April was 4490 compared to 4,533 in April 2024. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Philadelphia County Homes was \$264,900. This April, the median sale price was \$275,000, an increase of 4% or \$10,100 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.

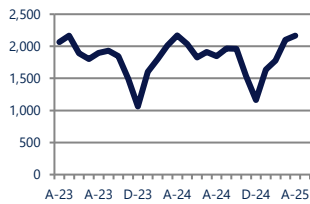
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **PHILADELPHIA COUNTY HOUSING MARKET**

APRIL 2025

New Listings

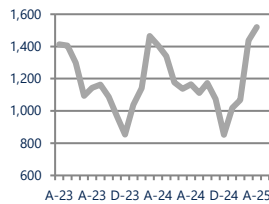
2,166



No Change
Vs. Year Ago

Current Contracts

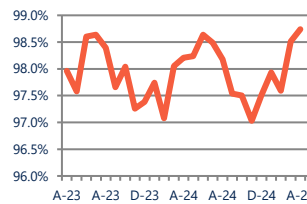
1,520



Up 8%
Vs. Year Ago

Sold Vs. List Price

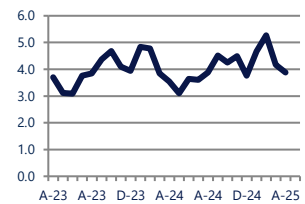
98.7%



Up 0.5%
Vs. Year Ago

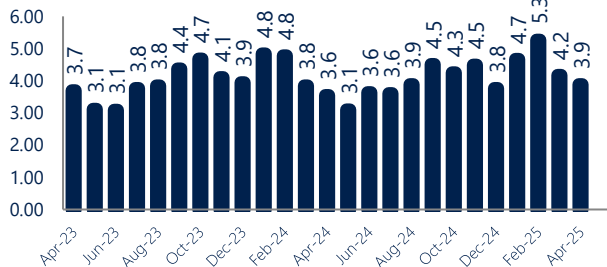
Months of Supply

3.9



Up 9%
Vs. Year Ago

Months Of Supply



Months of Supply

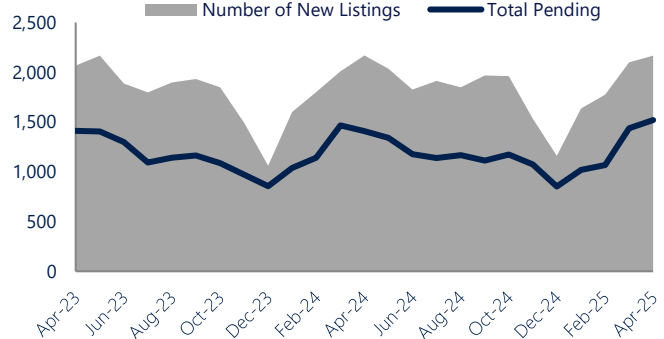
In April, there was 3.9 months of supply available in Philadelphia County, compared to 3.6 in April 2024. That is an increase of 9% versus a year ago.

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.

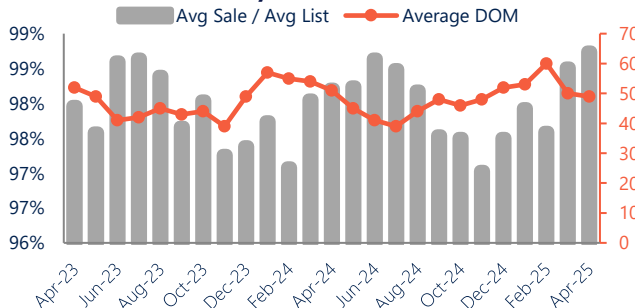
New Listings & Current Contracts

This month there were 2,166 homes newly listed for sale in Philadelphia County, which is similar to the amount in April 2024. There were 1,520 current contracts pending sale this April compared to 1,407 a year ago. The number of current contracts is 8% 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 Philadelphia County was 98.7% of the average list price, which is 0.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 49, lower than the average last year, which was 51, a decrease of 4%.