

THE LONG & FOSTER MARKET MINUTE™

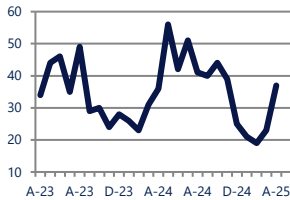
FOCUS ON: **SOUDERTON, TELFORD, AND HATFIELD HOUSING MARKET**

APRIL 2025

Zip Code(s): 18969, 18964, 19440 and 18915

Units Sold

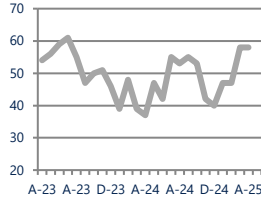
37



Up
Vs. Year Ago

Active Inventory

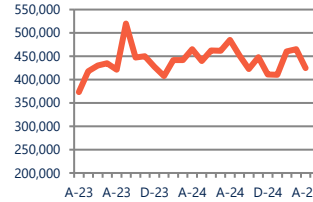
58



Up 57%
Vs. Year Ago

Median Sale Price

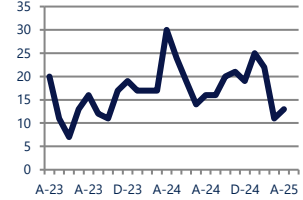
\$425,000



Down -9%
Vs. Year Ago

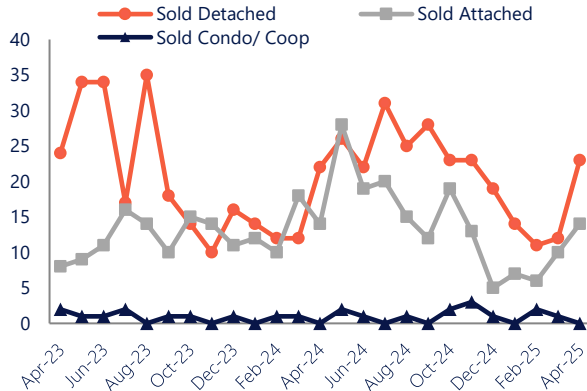
Days On Market

13



Down
Vs. Year Ago

Units Sold*



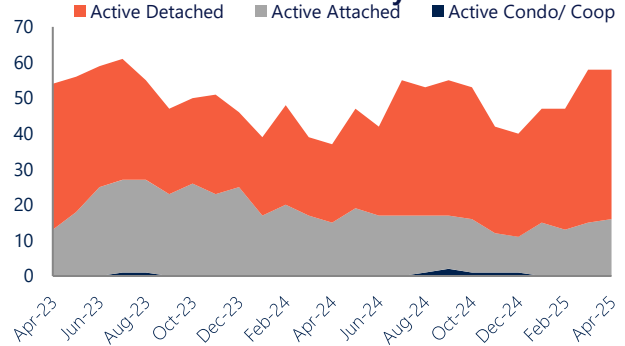
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 37 sold this month in Souderton, Telford, and Hatfield. 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 21 units or 57%. The total number of active inventory this April was 58 compared to 37 in April 2024. This month's supply remained stable as compared to last month.

Active Inventory*

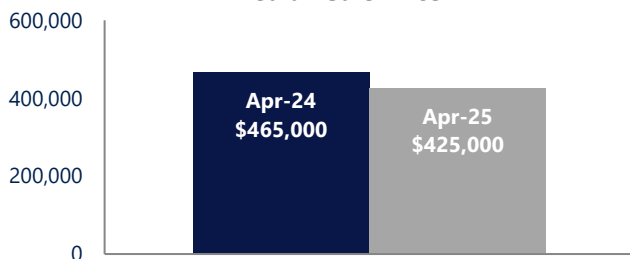


Median Sale Price

Last April, the median sale price for Souderton, Telford, and Hatfield Homes was \$465,000. This April, the median sale price was \$425,000, a decrease of 9% or \$40,000 compared to last year. The current median sold price is 9% 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.

Median Sale Price



Souderton, Telford, and Hatfield are defined as properties listed in zip code/s 18969, 18964, 19940 and 18915.

*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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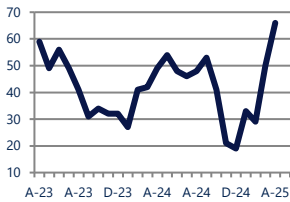
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New Listings

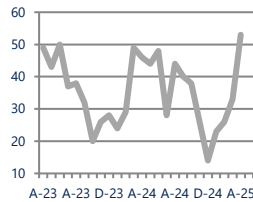
66



Up 35%
Vs. Year Ago

Current Contracts

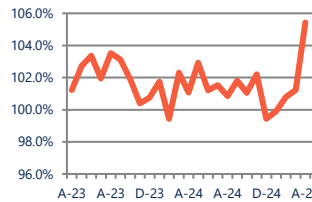
53



Up 15%
Vs. Year Ago

Sold Vs. List Price

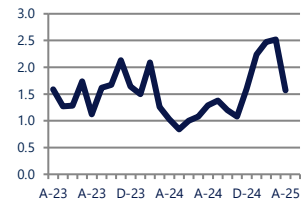
105.4%



Up 4.3%
Vs. Year Ago

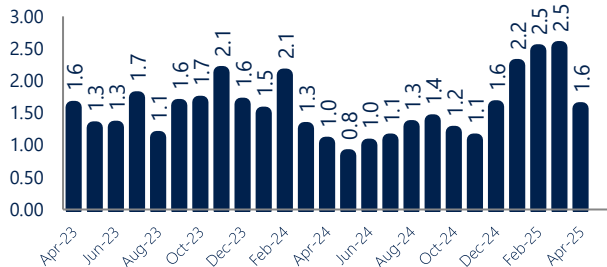
Months of Supply

1.6



Up 52%
Vs. Year Ago

Months Of Supply



Months of Supply

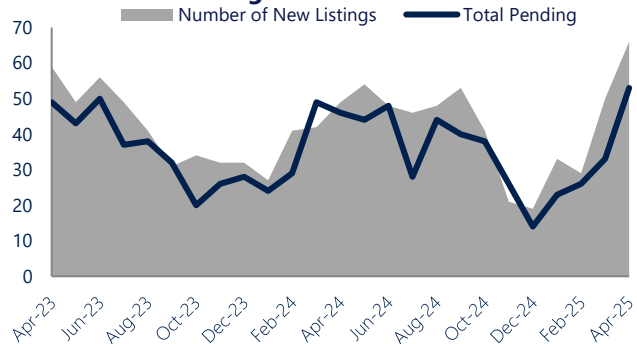
In April, there was 1.6 months of supply available in Souderton, Telford, and Hatfield, compared to 1.0 in April 2024. That is an increase of 53% versus a year ago.

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.

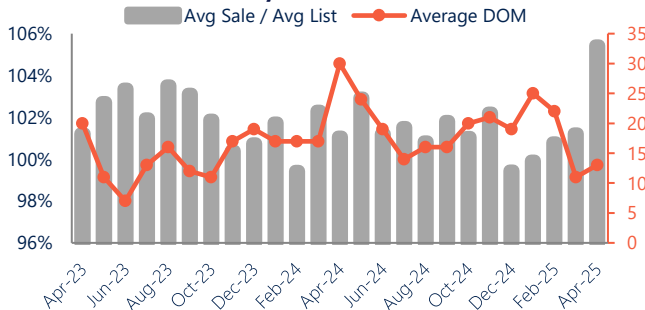
New Listings & Current Contracts

This month there were 66 homes newly listed for sale in Souderton, Telford, and Hatfield compared to 49 in April 2024, an increase of 35%. There were 53 current contracts pending sale this April compared to 46 a year ago. The number of current contracts is 15% 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 Souderton, Telford, and Hatfield was 105.4% of the average list price, which is 4.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 13, lower than the average last year, which was 30. This decrease was impacted by the limited number of sales.

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