



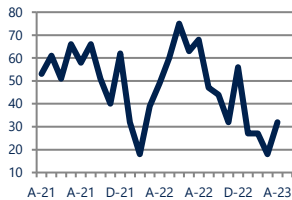
## Focus On: Souderton, Telford, and Hatfield Housing Market

April 2023

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

### Units Sold

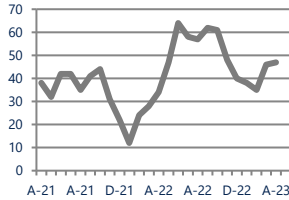
32



**Down**  
Vs. Year Ago

### Active Inventory

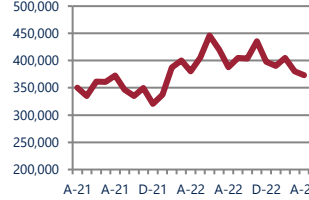
47



**Up 38%**  
Vs. Year Ago

### Median Sale Price

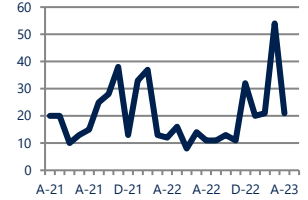
\$373,250



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

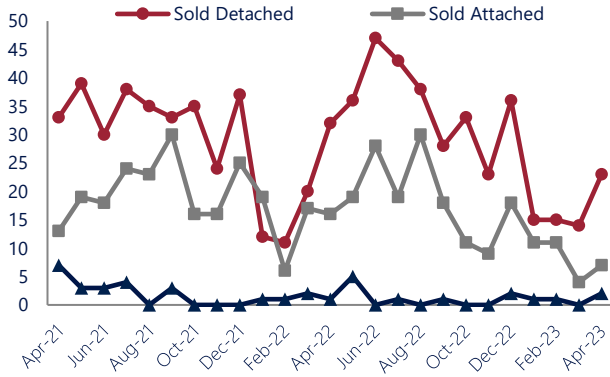
### Days On Market

21



**Up**  
Vs. Year Ago

### Units Sold\*



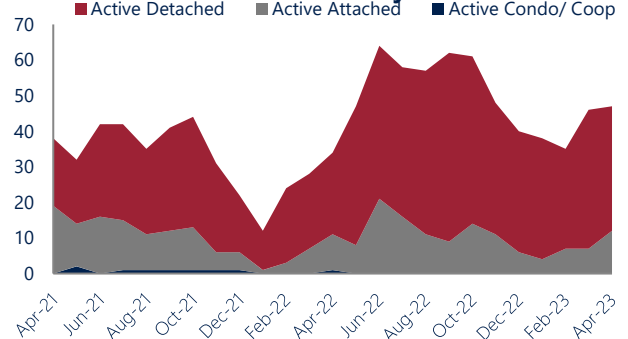
### Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 32 sold this month in Souderton, Telford, and Hatfield. This month's total units sold was lower than at this time last year, a decrease from April 2022.

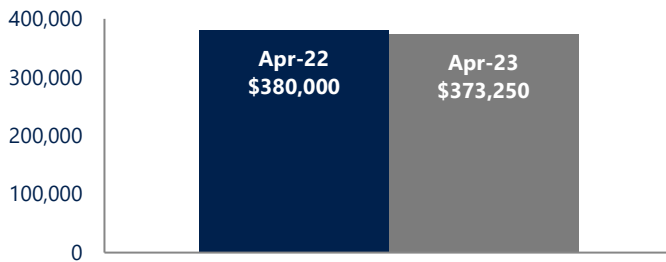
### Active Inventory

Versus last year, the total number of homes available this month is higher by 13 units or 38%. The total number of active inventory this April was 47 compared to 34 in April 2022. This month's total of 47 is higher than the previous month's total supply of available inventory of 46, an increase of 2%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last April, the median sale price for Souderton, Telford, and Hatfield Homes was \$380,000. This April, the median sale price was \$373,250, a decrease of 2% or \$6,750 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.

Souderton, Telford, and Hatfield are defined as properties listed in zip code/s 18969, 18964, 19440 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.





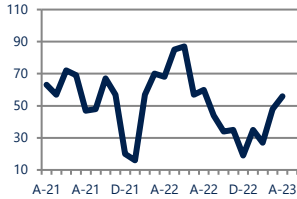
**Focus On: Souderton, Telford, and Hatfield Housing Market**

April 2023

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

**New Listings**

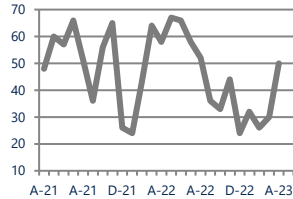
56



**Down -18%**  
Vs. Year Ago

**Current Contracts**

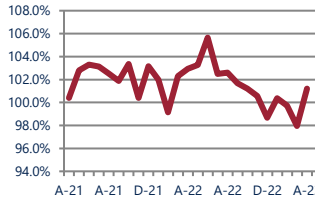
50



**Down -14%**  
Vs. Year Ago

**Sold Vs. List Price**

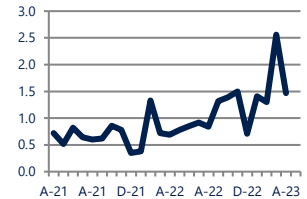
101.2%



**Down -1.7%**  
Vs. Year Ago

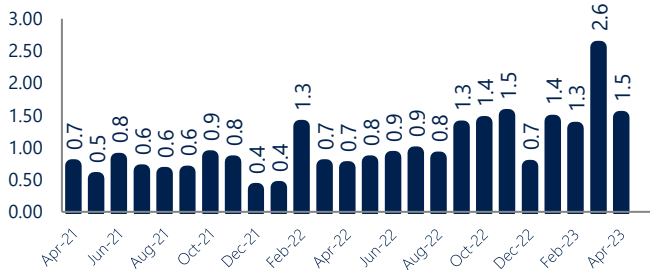
**Months of Supply**

1.5



**Up 113%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

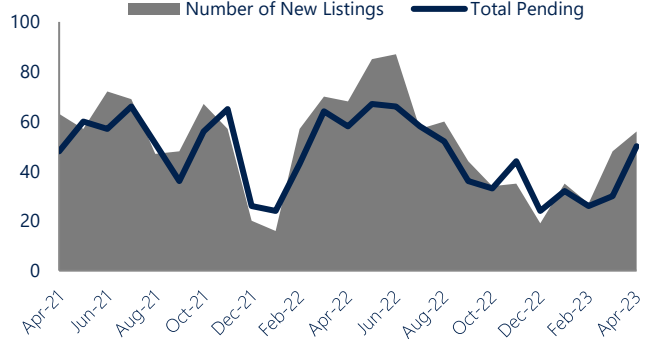
In April, there was 1.5 months of supply available in Souderton, Telford, and Hatfield, compared to 0.7 in April 2022. That is an increase of 112% versus a year ago.

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.

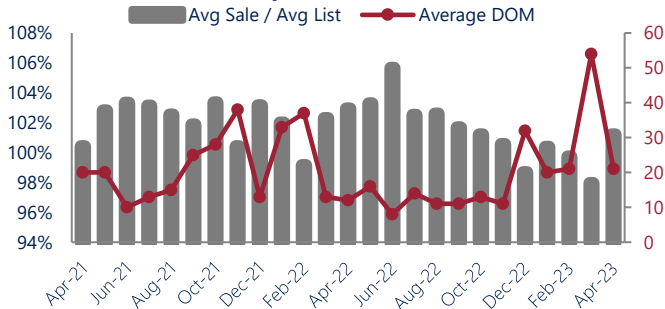
**New Listings & Current Contracts**

This month there were 56 homes newly listed for sale in Souderton, Telford, and Hatfield compared to 68 in April 2022, a decrease of 18%. There were 50 current contracts pending sale this April compared to 58 a year ago. The number of current contracts is 14% 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 Souderton, Telford, and Hatfield was 101.2% of the average list price, which is 1.7% lower than at this time last year.

**Days On Market**

This month, the average number of days on market was 21, higher than the average last year, which was 12. This increase was impacted by the limited number of sales.



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