

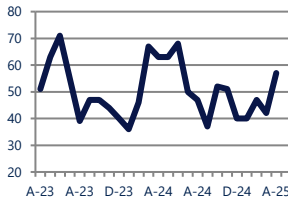
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SOUTH PHILADELPHIA EAST HOUSING MARKET**

APRIL 2025

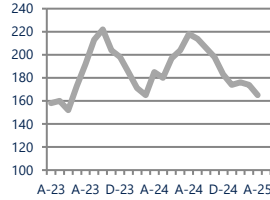
Zip Code(s): 19148

**Units Sold**  
57



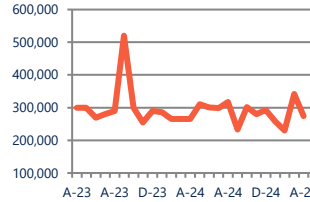
**Down -10%**  
Vs. Year Ago

**Active Inventory**  
165



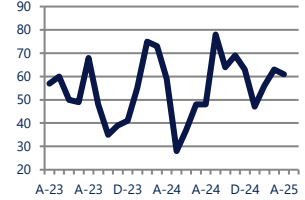
**Down -11%**  
Vs. Year Ago

**Median Sale Price**  
\$274,000



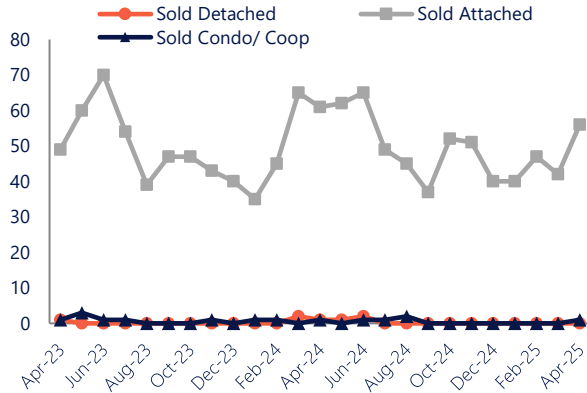
**Up 3%**  
Vs. Year Ago

**Days On Market**  
61



**Up 3%**  
Vs. Year Ago

## Units Sold\*



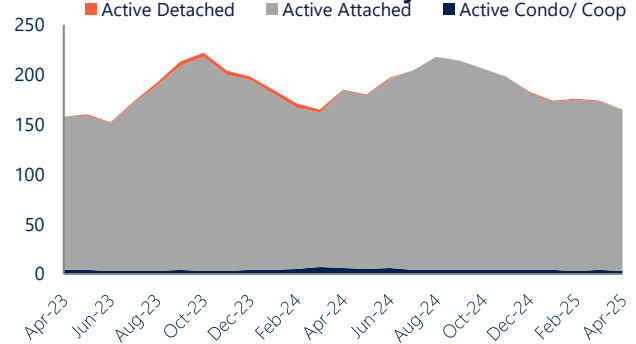
## Units Sold

There was an increase in total units sold in April, with 57 sold this month in South Philadelphia East. This month's total units sold was lower than at this time last year.

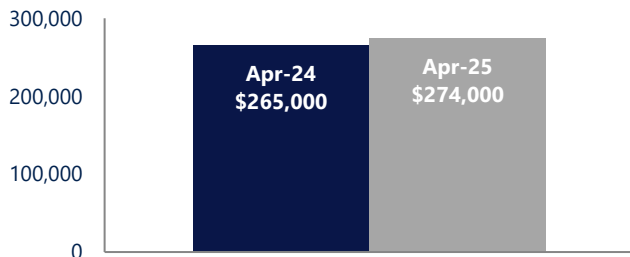
## Active Inventory

Versus last year, the total number of homes available this month is lower by 20 units or 11%. The total number of active inventory this April was 165 compared to 185 in April 2024. This month's total of 165 is lower than the previous month's total supply of available inventory of 174, a decrease of 5%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for South Philadelphia East Homes was \$265,000. This April, the median sale price was \$274,000, an increase of 3% or \$9,000 compared to last year. The current median sold price is 20% 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.

South Philadelphia East are defined as properties listed in zip code/s 19148.

\*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.

# THE LONG & FOSTER MARKET MINUTE™

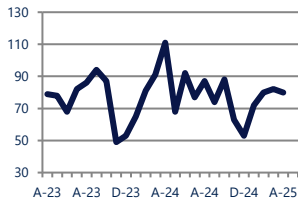
FOCUS ON: **SOUTH PHILADELPHIA EAST HOUSING MARKET**

APRIL 2025

Zip Code(s): 19148

### New Listings

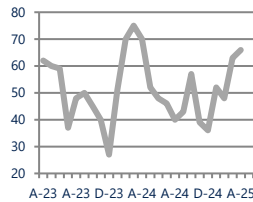
80



**Down -28%**  
Vs. Year Ago

### Current Contracts

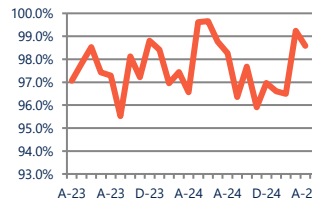
66



**Down -6%**  
Vs. Year Ago

### Sold Vs. List Price

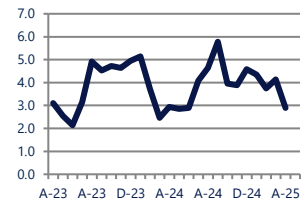
98.6%



**Up 2.1%**  
Vs. Year Ago

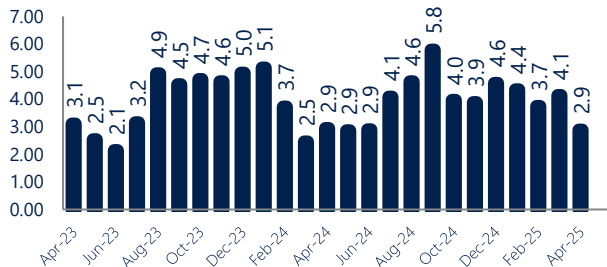
### Months of Supply

2.9



**No Change**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

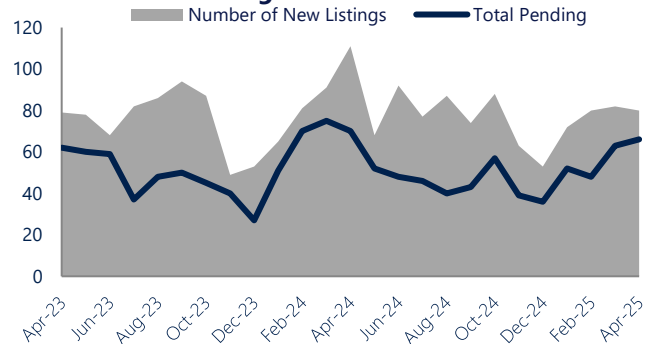
In April, there was 2.9 months of supply available in South Philadelphia East. The amount of supply is similar compared to a year ago.

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.

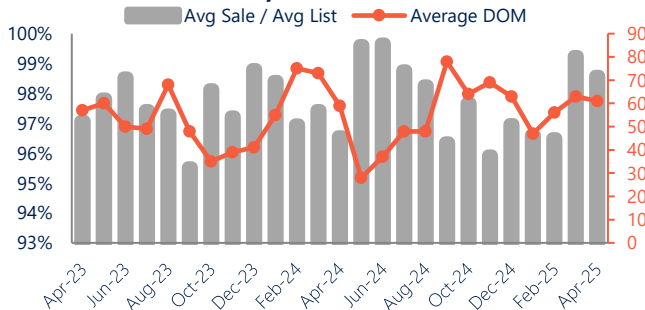
### New Listings & Current Contracts

This month there were 80 homes newly listed for sale in South Philadelphia East compared to 111 in April 2024, a decrease of 28%. There were 66 current contracts pending sale this April compared to 70 a year ago. The number of current contracts is 6% 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 South Philadelphia East was 98.6% of the average list price, which is 2.0% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 61, higher than the average last year, which was 59, an increase of 3%.

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