

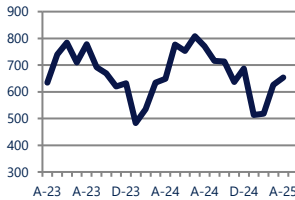
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SOUTHERN PENNSYLVANIA HOUSING MARKET**

APRIL 2025

## Units Sold

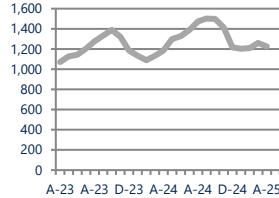
654



**Up 1%**  
Vs. Year Ago

## Active Inventory

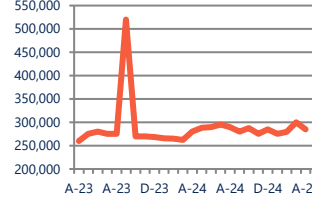
1,226



**Up 4%**  
Vs. Year Ago

## Median Sale Price

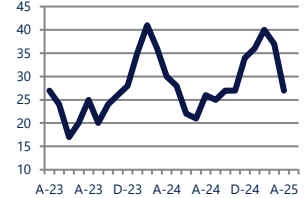
\$284,575



**Up 2%**  
Vs. Year Ago

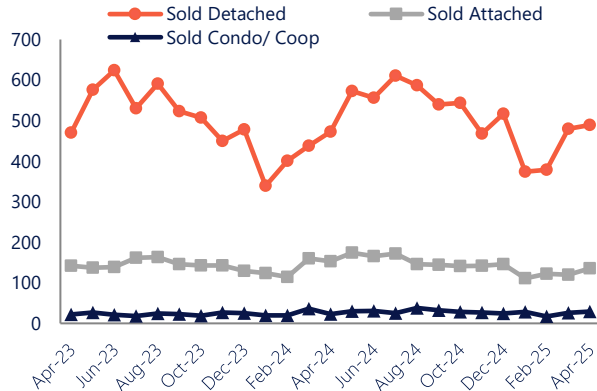
## Days On Market

27



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

## Units Sold\*



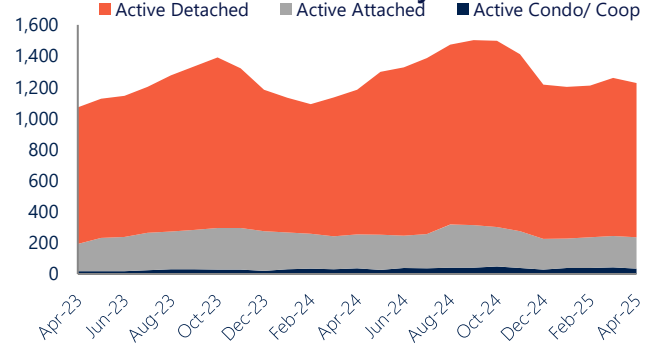
## Units Sold

There was an increase in total units sold in April, with 654 sold this month in Southern Pennsylvania versus 626 last month, an increase of 4%. This month's total units sold was higher than at this time last year, an increase of 1% versus April 2024.

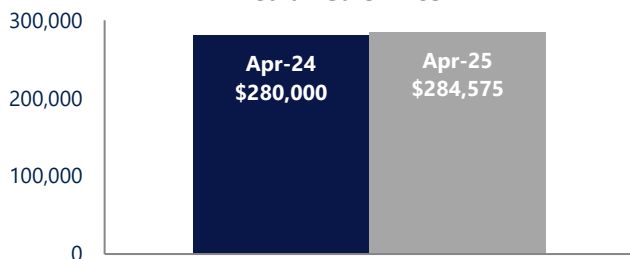
## Active Inventory

Versus last year, the total number of homes available this month is higher by 42 units or 4%. The total number of active inventory this April was 1,226 compared to 1,184 in April 2024. This month's total of 1,226 is lower than the previous month's total supply of available inventory of 1,260, a decrease of 3%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Southern Pennsylvania Homes was \$280,000. This April, the median sale price was \$284,575, an increase of 2% or \$4,575 compared to last year. The current median sold price is 5% 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.

\*Defined as the counties of Adams, Franklin, Fulton, and York

\*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.

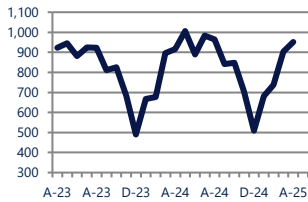
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SOUTHERN PENNSYLVANIA HOUSING MARKET**

APRIL 2025

## New Listings

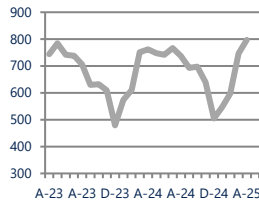
951



**Up 4%**  
Vs. Year Ago

## Current Contracts

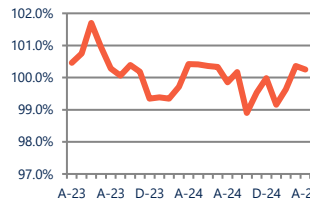
797



**Up 5%**  
Vs. Year Ago

## Sold Vs. List Price

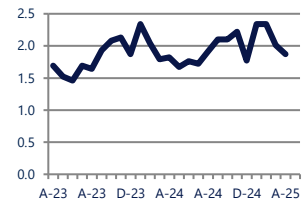
100.3%



**No Change**  
Vs. Year Ago

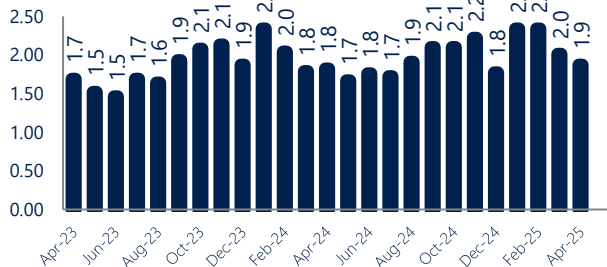
## Months of Supply

1.9



**No Change**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

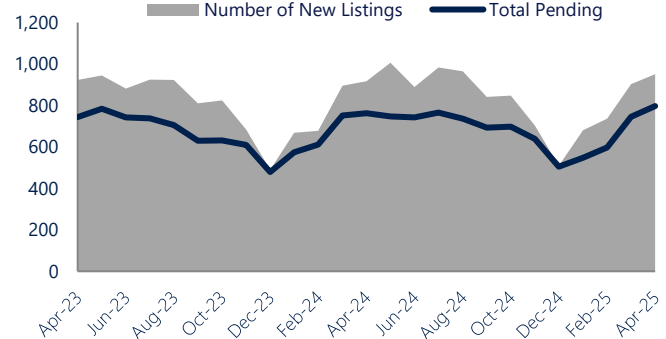
In April, there was 1.9 months of supply available in Southern Pennsylvania. The amount of supply is similar compared to a year ago.

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.

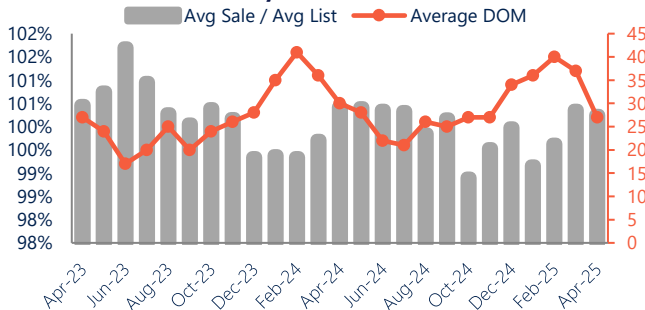
## New Listings & Current Contracts

This month there were 951 homes newly listed for sale in Southern Pennsylvania compared to 917 in April 2024, an increase of 4%. There were 797 current contracts pending sale this April compared to 762 a year ago. The number of current contracts is 5% 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 Southern Pennsylvania was 100.3% of the average list price, which is similar compared to a year ago.

## Days On Market

This month, the average number of days on market was 27, lower than the average last year, which was 30, a decrease of 10%.

\*Defined as the counties of Adams, Franklin, Fulton, and York

\*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.