

THE LONG & FOSTER MARKET MINUTE™

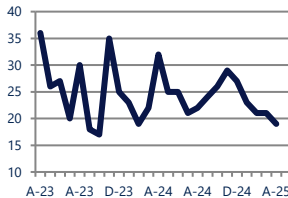
FOCUS ON: **SOUTHWEST PHILADELPHIA HOUSING MARKET**

APRIL 2025

Zip Code(s): 19142 and 19153

Units Sold

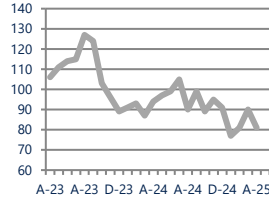
19



Down
Vs. Year Ago

Active Inventory

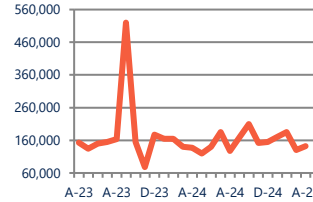
81



Down -14%
Vs. Year Ago

Median Sale Price

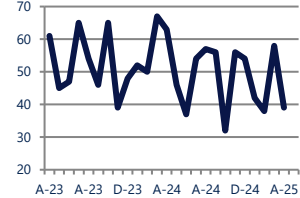
\$142,000



Up 3%
Vs. Year Ago

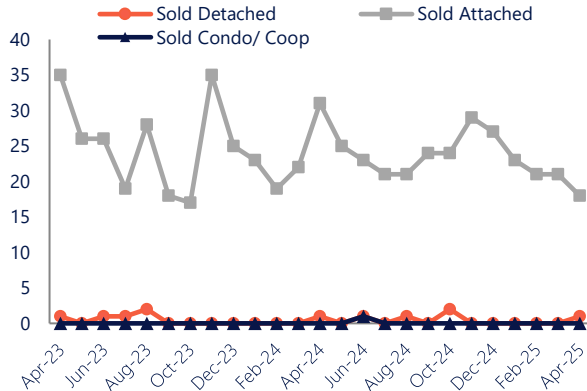
Days On Market

39



Down -38%
Vs. Year Ago

Units Sold*



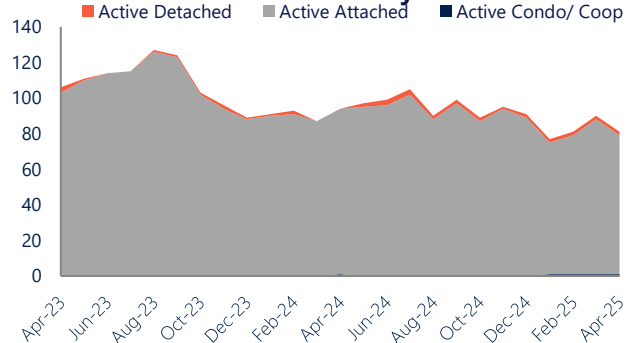
Units Sold

With relatively few transactions, there was a decrease in total units sold in April, with 19 sold this month in Southwest Philadelphia. This month's total units sold was lower than at this time last year, a decrease from April 2024.

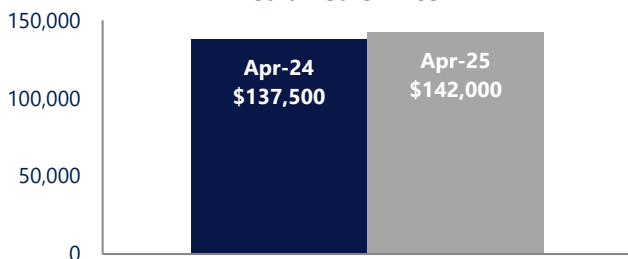
Active Inventory

Versus last year, the total number of homes available this month is lower by 13 units or 14%. The total number of active inventory this April was 81 compared to 94 in April 2024. This month's total of 81 is lower than the previous month's total supply of available inventory of 90, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Southwest Philadelphia Homes was \$137,500. This April, the median sale price was \$142,000, an increase of 3% or \$4,500 compared to last year. The current median sold price is 9% higher 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.

Southwest Philadelphia are defined as properties listed in zip code/s 19142 and 19153.

*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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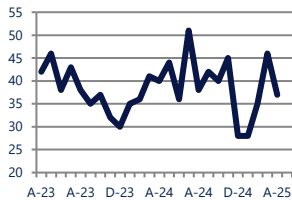
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APRIL 2025

Zip Code(s): 19142 and 19153

New Listings

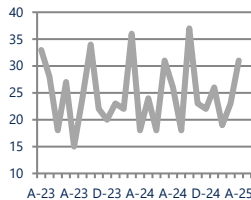
37



Down -7%
Vs. Year Ago

Current Contracts

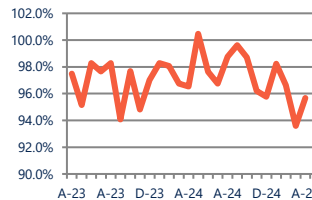
31



Up 72%
Vs. Year Ago

Sold Vs. List Price

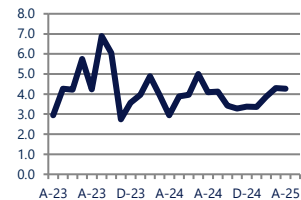
95.7%



Down -0.9%
Vs. Year Ago

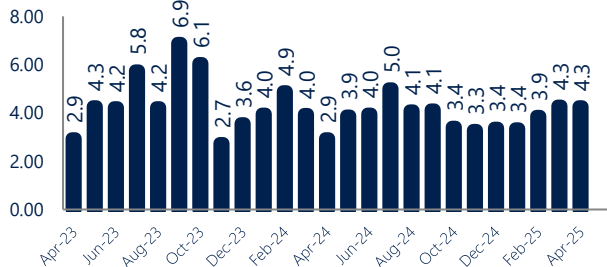
Months of Supply

4.3



Up 45%
Vs. Year Ago

Months Of Supply



Months of Supply

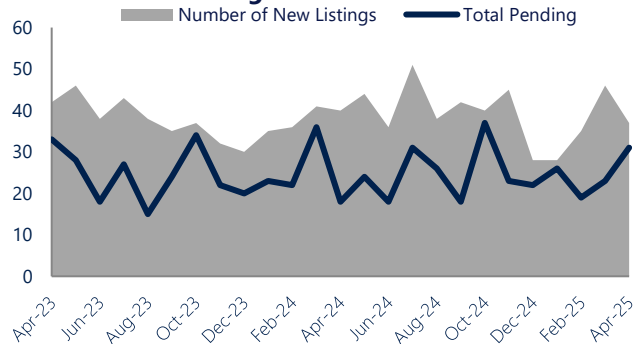
In April, there was 4.3 months of supply available in Southwest Philadelphia, compared to 2.9 in April 2024. That is an increase of 45% versus a year ago.

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.

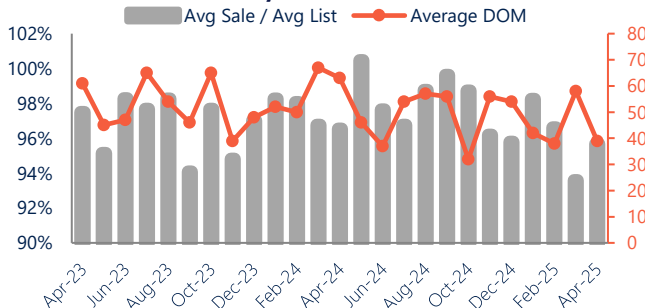
New Listings & Current Contracts

This month there were 37 homes newly listed for sale in Southwest Philadelphia compared to 40 in April 2024, a decrease of 8%. There were 31 current contracts pending sale this April compared to 18 a year ago. The number of current contracts is 72% 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 Southwest Philadelphia was 95.7% of the average list price, which is 0.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 39, lower than the average last year, which was 63, a decrease of 38%.

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