

# THE LONG & FOSTER MARKET MINUTE™

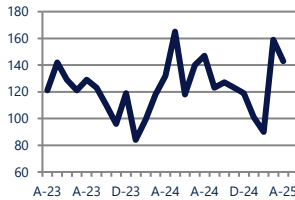
FOCUS ON: UNIVERSITY CITY, WEST PHILADELPHIA, AND OVERBROOK PARK HOUSING MARKET

APRIL 2025

Zip Code(s): 19151, 19131, 19139, 19104 and 19143

## Units Sold

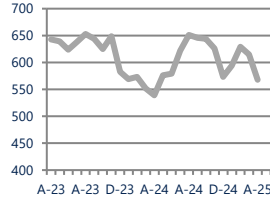
143



Up 8%  
Vs. Year Ago

## Active Inventory

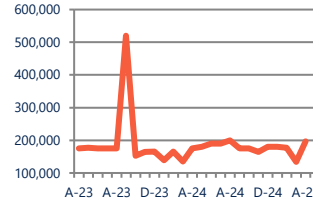
568



Up 5%  
Vs. Year Ago

## Median Sale Price

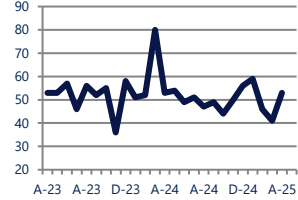
\$197,000



Up 13%  
Vs. Year Ago

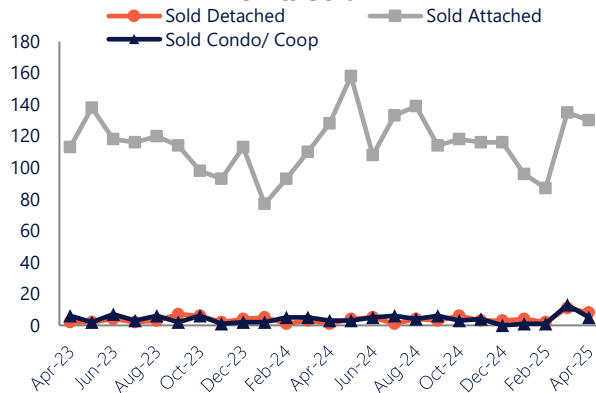
## Days On Market

53



No Change  
Vs. Year Ago

## Units Sold\*



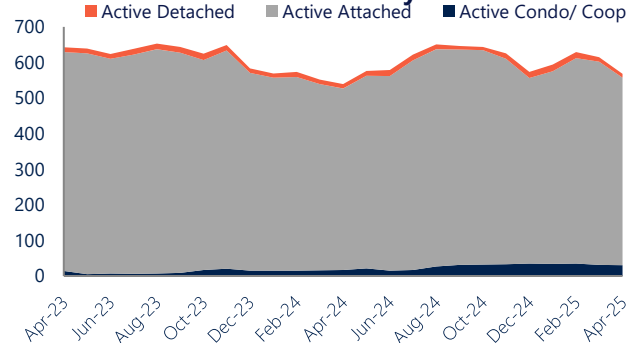
## Units Sold

There was a decrease in total units sold in April, with 143 sold this month in University City, West Philadelphia, and Overbrook Park versus 159 last month, a decrease of 10%. This month's total units sold was higher than at this time last year, an increase of 8% versus April 2024.

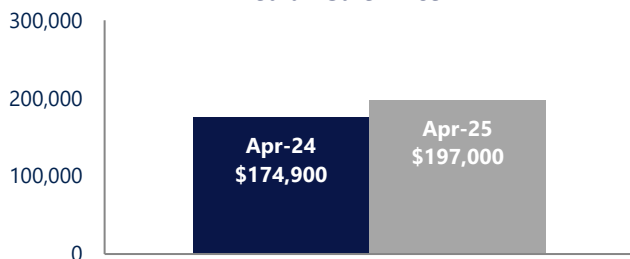
## Active Inventory

Versus last year, the total number of homes available this month is higher by 29 units or 5%. The total number of active inventory this April was 568 compared to 539 in April 2024. This month's total of 568 is lower than the previous month's total supply of available inventory of 615, a decrease of 8%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for University City, West Philadelphia, and Overbrook Park Homes was \$174,900. This April, the median sale price was \$197,000, an increase of \$22,100 compared to last year. The current median sold price is 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.

University City, West Philadelphia, and Overbrook Park are defined as properties listed in zip code/s 19151, 19131, 19139, 19104 and 19143.

\*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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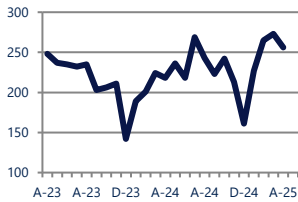
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APRIL 2025

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## New Listings

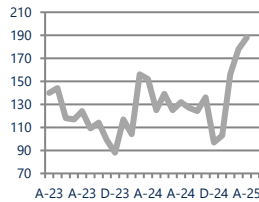
256



Up 17%  
Vs. Year Ago

## Current Contracts

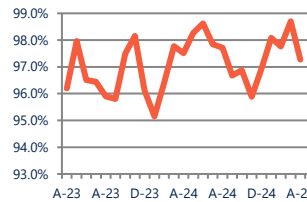
188



Up 24%  
Vs. Year Ago

## Sold Vs. List Price

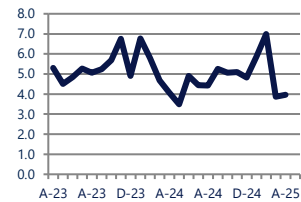
97.3%



No Change  
Vs. Year Ago

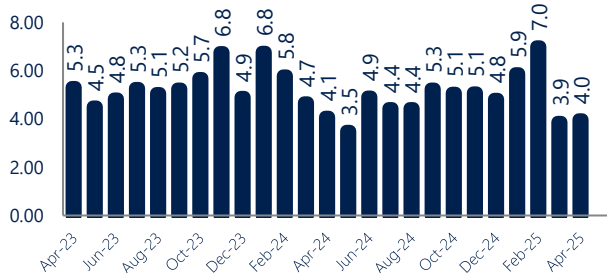
## Months of Supply

4.0



Down -3%  
Vs. Year Ago

## Months Of Supply



## Months of Supply

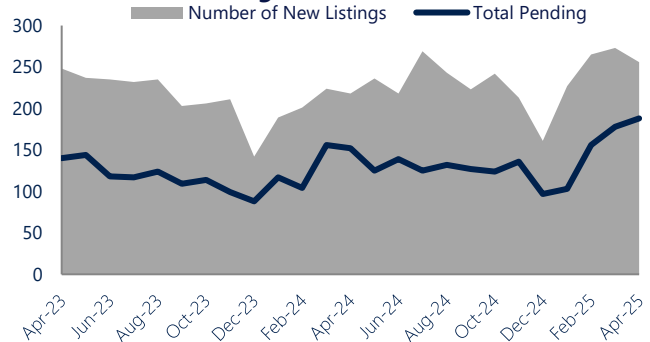
In April, there was 4.0 months of supply available in University City, West Philadelphia, and Overbrook Park, compared to 4.1 in April 2024. That is a decrease of 3% versus a year ago.

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.

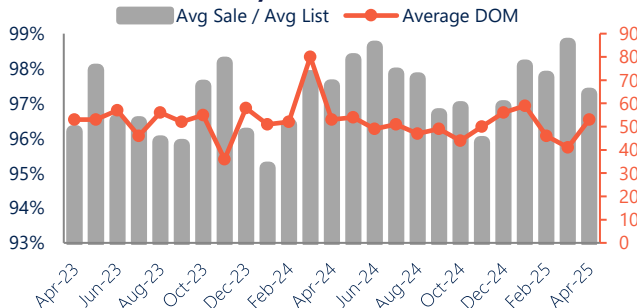
## New Listings & Current Contracts

This month there were 256 homes newly listed for sale in University City, West Philadelphia, and Overbrook Park compared to 218 in April 2024, an increase of 17%. There were 188 current contracts pending sale this April compared to 152 a year ago. The number of current contracts is 24% 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 University City, West Philadelphia, and Overbrook Park was 97.3% 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 53, which is similar compared to a year ago.

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