

THE LONG & FOSTER MARKET MINUTE™

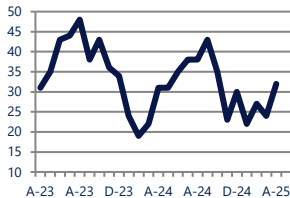
FOCUS ON: **WARMINSTER HOUSING MARKET**

APRIL 2025

Zip Code(s): 18974

Units Sold

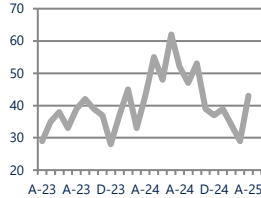
32



Up 3%
Vs. Year Ago

Active Inventory

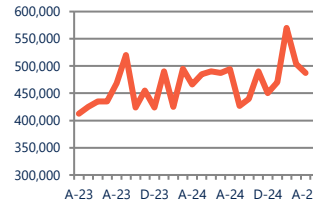
43



No Change
Vs. Year Ago

Median Sale Price

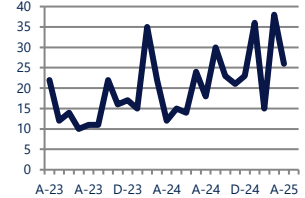
\$487,500



Up 5%
Vs. Year Ago

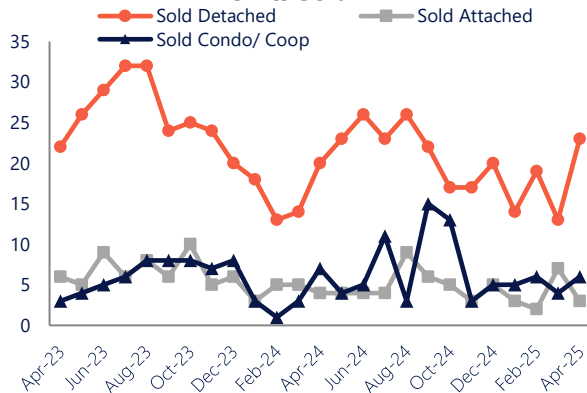
Days On Market

26



Up
Vs. Year Ago

Units Sold*



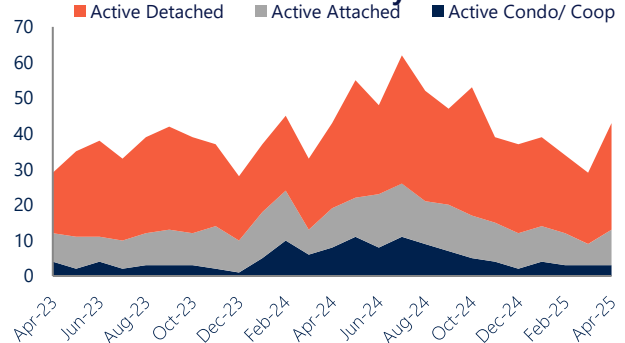
Units Sold

There was an increase in total units sold in April, with 32 sold this month in Warminster versus 24 last month, an increase of 33%. This month's total units sold was higher than at this time last year, an increase of 3% versus April 2024.

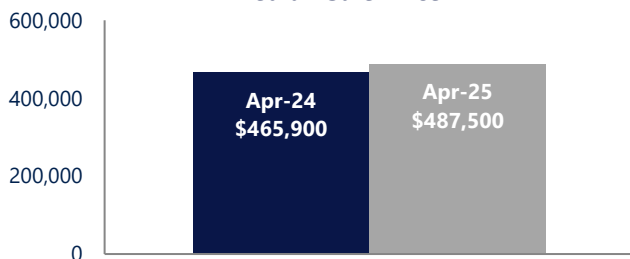
Active Inventory

The total number of homes available this month is 43 units, which is similar compared to a year ago. This month's total of 43 is higher than the previous month's total supply of available inventory of 29, an increase of 48%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Warminster Homes was \$465,900. This April, the median sale price was \$487,500, an increase of 5% or \$21,600 compared to last year. The current median sold price is 3% 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.

Warminster are defined as properties listed in zip code/s 18974.

*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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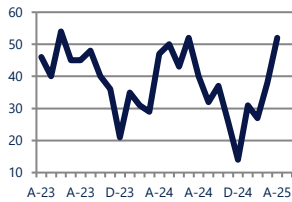
FOCUS ON: **WARMINSTER HOUSING MARKET**

APRIL 2025

Zip Code(s): 18974

New Listings

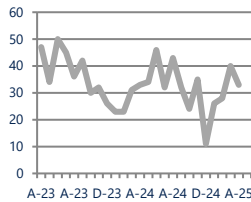
52



Up 11%
Vs. Year Ago

Current Contracts

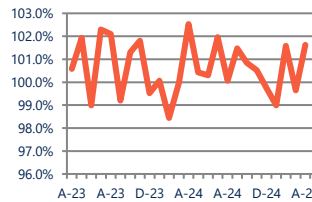
33



No Change
Vs. Year Ago

Sold Vs. List Price

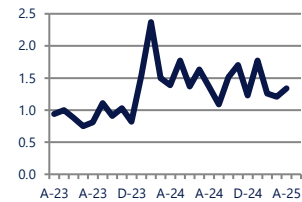
101.6%



Down -0.9%
Vs. Year Ago

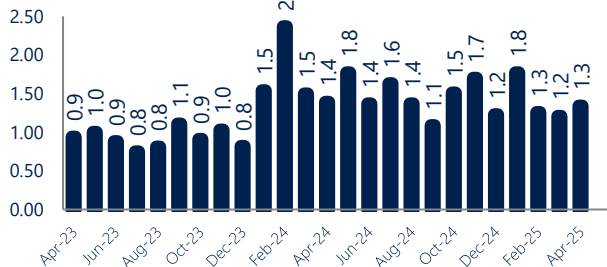
Months of Supply

1.3



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

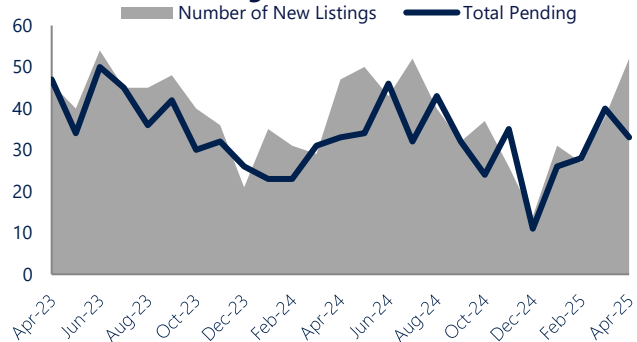
In April, there was 1.3 months of supply available in Warminster. The amount of supply is similar compared to a year ago.

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.

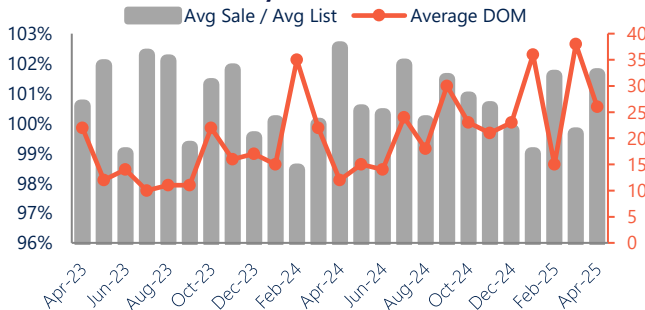
New Listings & Current Contracts

This month there were 52 homes newly listed for sale in Warminster compared to 47 in April 2024, an increase of 11%. There were 33 current contracts pending sale this April, consistent with the volume a year ago. The number of current contracts is 18% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Warminster was 101.6% 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 26, higher than the average last year, which was 12. This increase was impacted by the limited number of sales.

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