

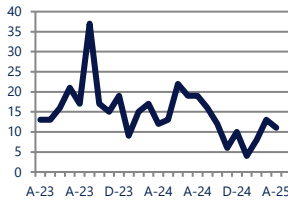
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **NORTHAMPTON COUNTY HOUSING MARKET**

APRIL 2025

## Units Sold

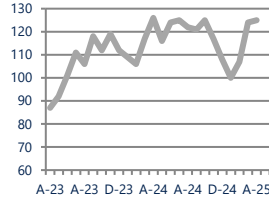
11



**Down -8%**  
Vs. Year Ago

## Active Inventory

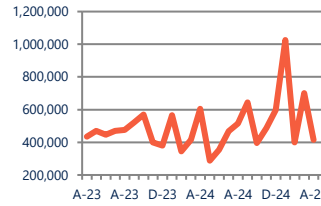
125



**Down -1%**  
Vs. Year Ago

## Median Sale Price

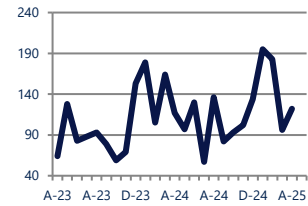
\$415,000



**Down**  
Vs. Year Ago

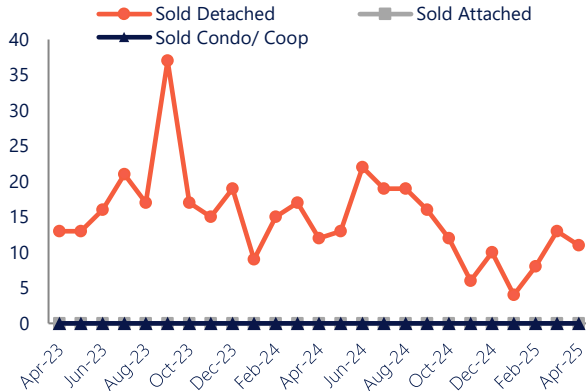
## Days On Market

122



**Up 4%**  
Vs. Year Ago

## Units Sold\*



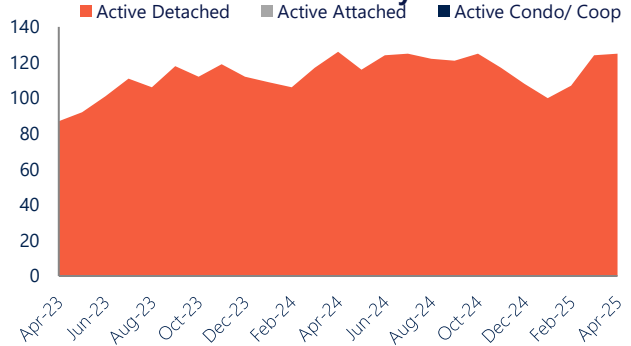
## Units Sold

There was a decrease in total units sold in April, with 11 sold this month in Northampton County versus 13 last month, a decrease of 15%. This month's total units sold was lower than at this time last year, a decrease of 8% versus April 2024.

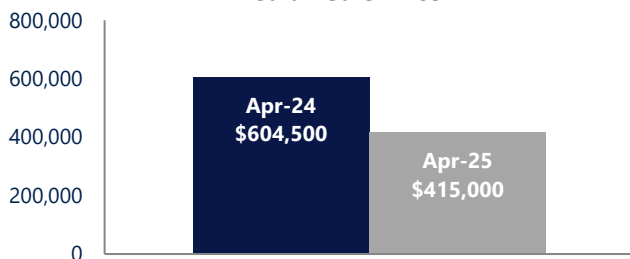
## Active Inventory

Versus last year, the total number of homes available this month is lower by 1 units or 1%. The total number of active inventory this April was 125 compared to 126 in April 2024. This month's total of 125 is higher than the previous month's total supply of available inventory of 124, an increase of 1%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last April, the median sale price for Northampton County Homes was \$604,500. This April, the median sale price was \$415,000, a decrease of \$189,500 compared to last year. The current median sold price is 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.

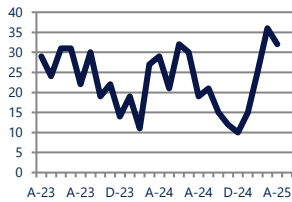
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **NORTHAMPTON COUNTY HOUSING MARKET**

APRIL 2025

## New Listings

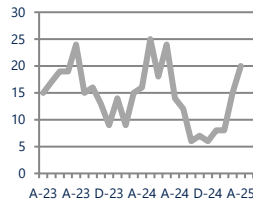
32



Up 10%  
Vs. Year Ago

## Current Contracts

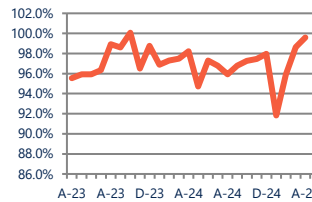
20



Up 25%  
Vs. Year Ago

## Sold Vs. List Price

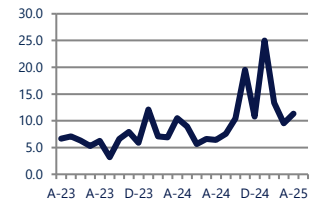
99.6%



Up 1.4%  
Vs. Year Ago

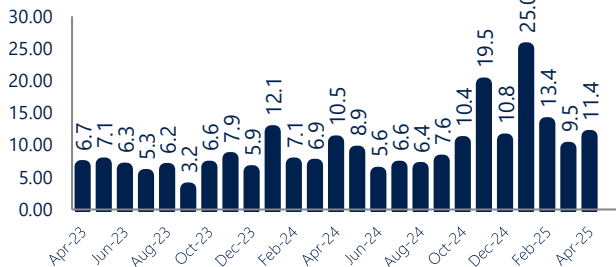
## Months of Supply

11.4



Up 8%  
Vs. Year Ago

## Months Of Supply



## Months of Supply

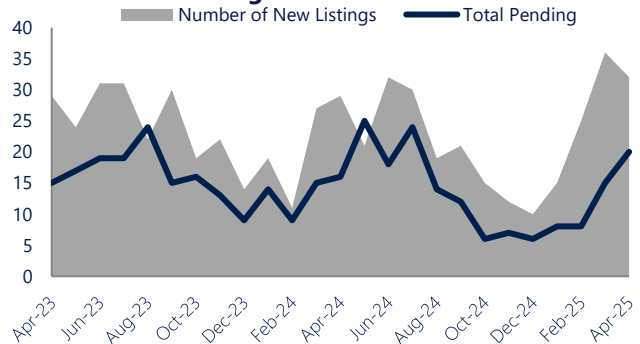
In April, there was 11.4 months of supply available in Northampton County, compared to 10.5 in April 2024. That is an increase of 8% versus a year ago.

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.

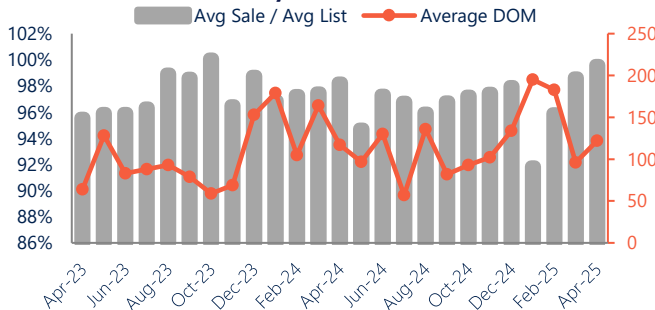
## New Listings & Current Contracts

This month there were 32 homes newly listed for sale in Northampton County compared to 29 in April 2024, an increase of 10%. There were 20 current contracts pending sale this April compared to 16 a year ago. The number of current contracts is 25% 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 Northampton County was 99.6% of the average list price, which is 1.4% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 122, higher than the average last year, which was 117, an increase of 4%.