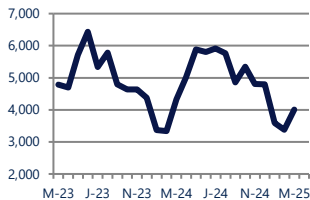


# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **PHILADELPHIA METRO HOUSING MARKET**

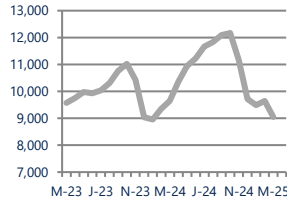
MARCH 2025

**Units Sold**  
4,008



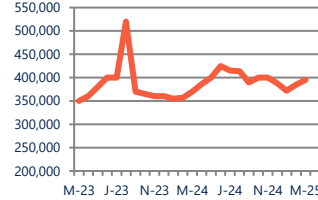
**Down -7%**  
Vs. Year Ago

**Active Inventory**  
9,055



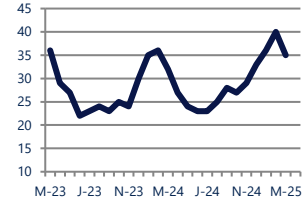
**Down -6%**  
Vs. Year Ago

**Median Sale Price**  
\$395,000



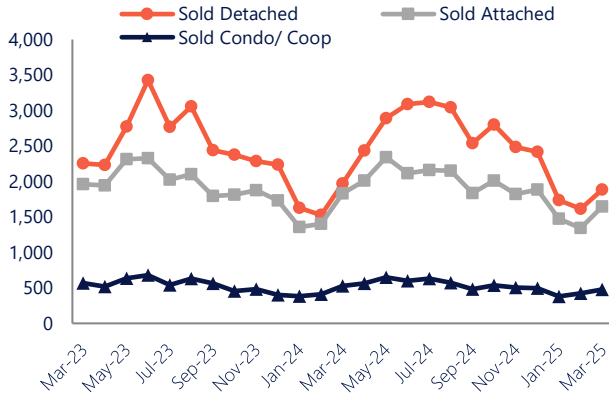
**Up 7%**  
Vs. Year Ago

**Days On Market**  
35



**Up 9%**  
Vs. Year Ago

## Units Sold\*



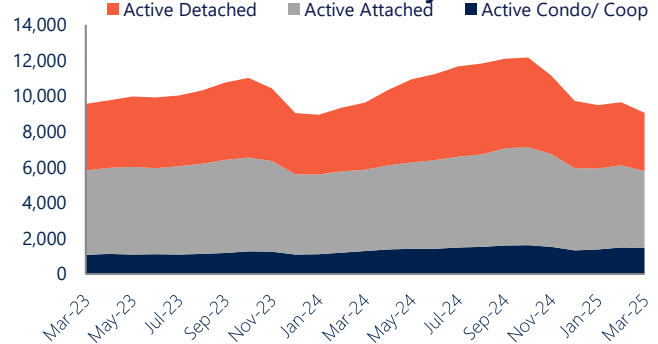
## Units Sold

There was an increase in total units sold in March, with 4,008 sold this month in Philadelphia Metro versus 3,382 last month, an increase of 19%. This month's total units sold was lower than at this time last year, a decrease of 7% versus March 2024.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 587 units or 6%. The total number of active inventory this March was 9,055 compared to 9,642 in March 2024. This month's total of 9,055 is lower than the previous month's total supply of available inventory of 9,649, a decrease of 6%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last March, the median sale price for Philadelphia Metro Homes was \$370,000. This March, the median sale price was \$395,000, an increase of 7% or \$25,000 compared to last year. The current median sold price is 3% higher than in February.

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 Berks, Bucks, Chester, Delaware, Lehigh, Montgomery, Northampton, and Philadelphia in PA

\*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 GLVR/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 GLVR/BRIGHTMLS or Long & Foster Real Estate, Inc.

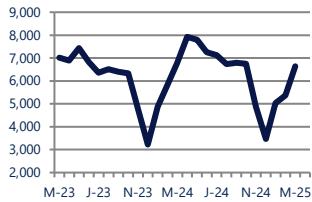
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **PHILADELPHIA METRO HOUSING MARKET**

MARCH 2025

## New Listings

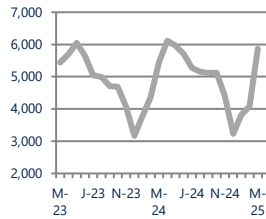
6,632



**Down -2%**  
Vs. Year Ago

## Current Contracts

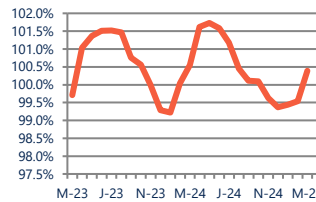
5,865



**Up 7%**  
Vs. Year Ago

## Sold Vs. List Price

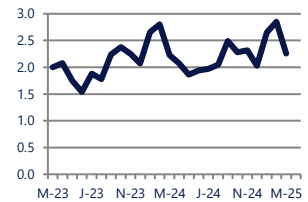
100.4%



**No Change**  
Vs. Year Ago

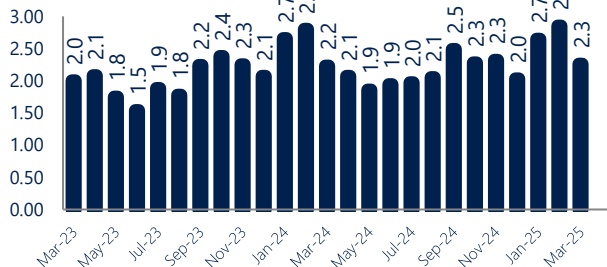
## Months of Supply

2.3



**No Change**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

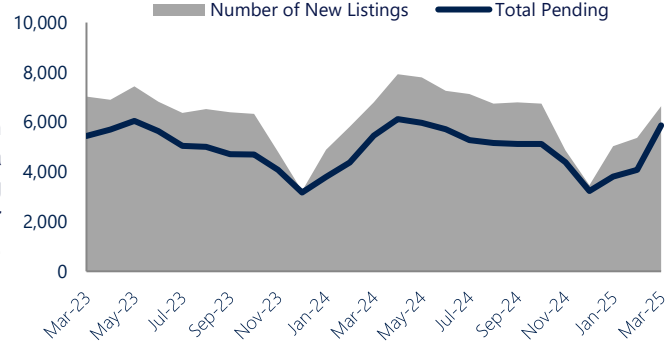
In March, there was 2.3 months of supply available in Philadelphia Metro. The amount of supply is similar compared to a year ago.

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.

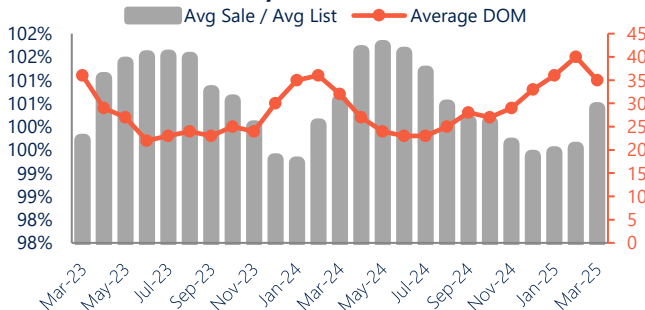
## New Listings & Current Contracts

This month there were 6,632 homes newly listed for sale in Philadelphia Metro compared to 6,786 in March 2024, a decrease of 2%. There were 5,865 current contracts pending sale this March compared to 5,456 a year ago. The number of current contracts is 7% higher than last March.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In March, the average sale price in Philadelphia Metro was 100.4% 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 35, higher than the average last year, which was 32, an increase of 9%.

\*Defined as the counties of Berks, Bucks, Chester, Delaware, Lehigh, Montgomery, Northampton, and Philadelphia in PA

\*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 GLVR/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 GLVR/BRIGHTMLS or Long & Foster Real Estate, Inc.