

# LuxInsight

LUXURY HOUSING MARKET REPORT

Philadelphia Metropolitan Area

**APRIL 2025**

Luxury Summary



**LONG & FOSTER**  
REAL ESTATE

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Long & Foster's All-Inclusive Services

Real Estate | Mortgage | Home Inspection | Title | Insurance | Moving | Property Management | Vacation Rentals | Relocation

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## PHILADELPHIA METROPOLITAN AREA - APRIL 2025

The real estate market is always changing, and if you're buying or selling a home—especially a luxury property—it's critical to understand the current market conditions. More than simply seeing what's happening to real estate as a whole in your local area, you need insights on what's taking place in the high-end market, specifically with uncommon and unique homes like yours or those for which you're shopping.

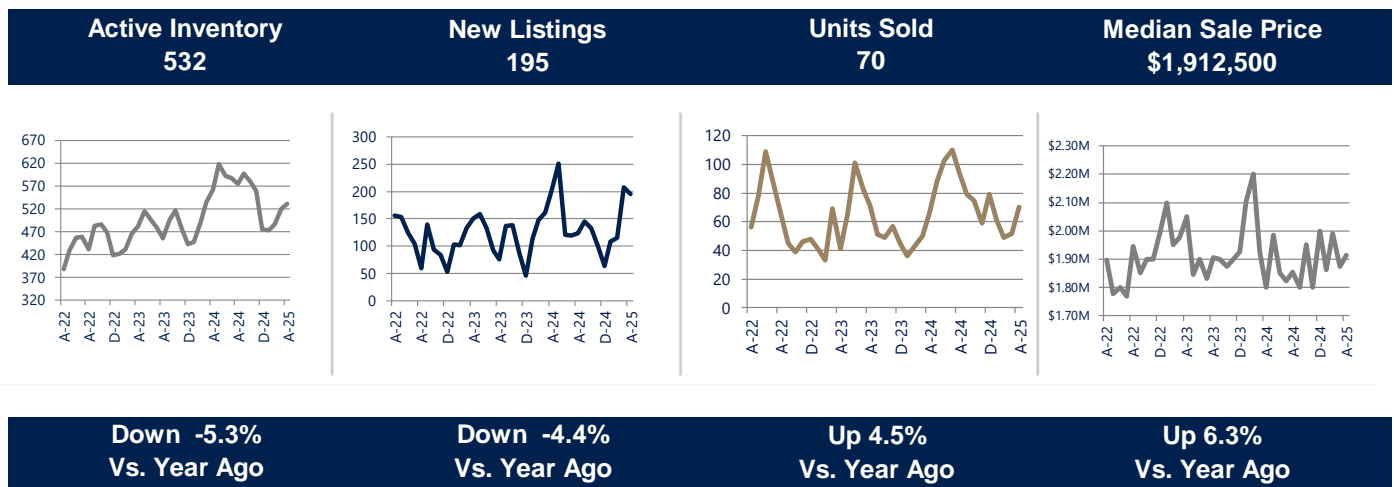
That's why Long & Foster publishes our exclusive LuxInsight report—giving consumers like you invaluable information on the luxury market performance in your local area.

Published monthly, LuxInsight provides you with A broad overview of real estate trends in the high-end real estate market. From median sale prices and active inventory to the current housing Demand and available active listings, LuxInsight gives you access to essential statistics you need to know.



Beyond this valuable market information, Long & Foster's team of luxury sales associates is available to guide you through the real estate process. We believe luxury real estate is all about the individual, and when you work with us, you'll receive an experience tailored to your unique needs. You'll enjoy exceptional service and expertise, provided by agents who specialize in marketing and selling the most stunning luxury homes. You'll gain our exclusive connections around the world and get a luxury home experience with proven results.

### AT A GLANCE HOMES \$1.5 MILLION+



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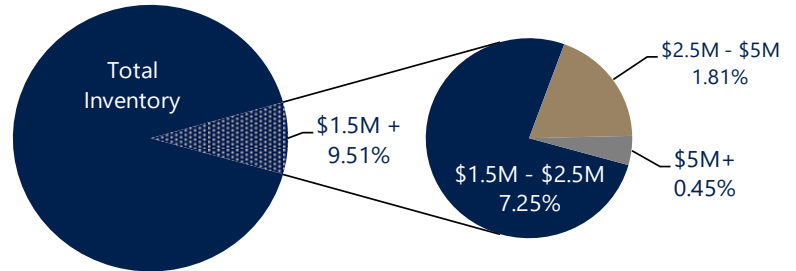
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## PHILADELPHIA METROPOLITAN AREA - APRIL 2025

Compared to last April, the total number of homes more than \$1.5 Million available this month was lower by 5.3% and higher by 10.6% compared to April 2023.

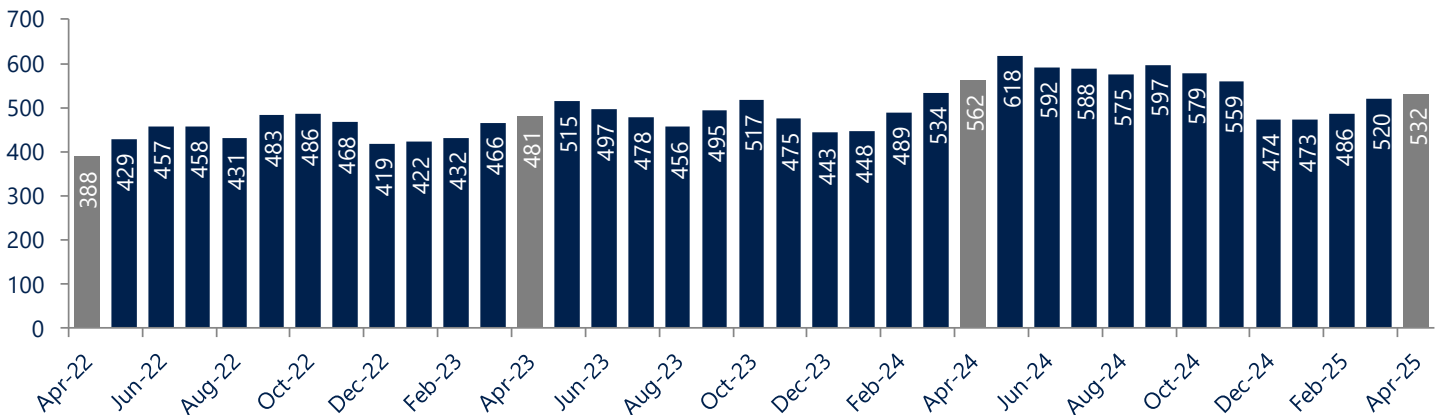
Active inventory this April was 2.3% higher than the previous month's supply of available inventory.

### INVENTORY PRICE RANGES



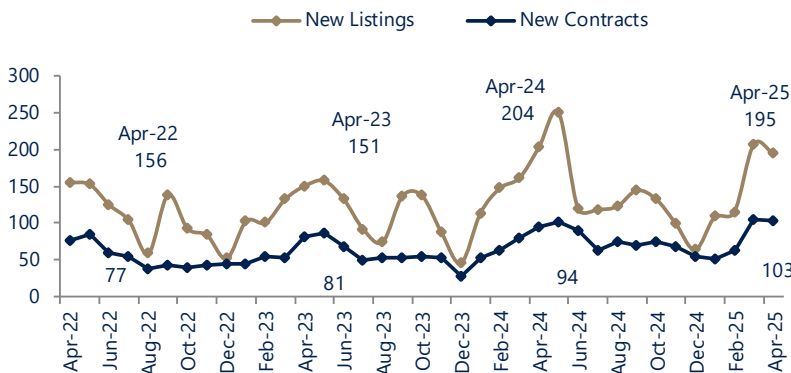
### ACTIVE INVENTORY

HOMES \$1.5 MILLION+



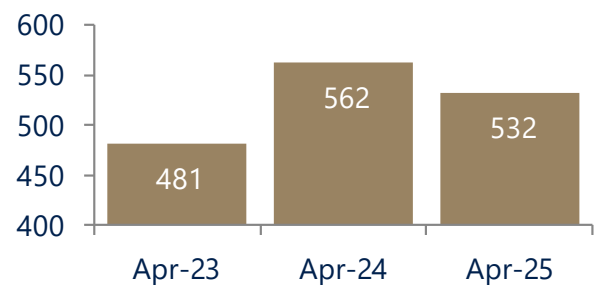
### NEW LISTINGS & NEW CONTRACTS

HOMES \$1.5 MILLION+



### ACTIVE INVENTORY

VERSUS PREVIOUS YEARS  
HOMES \$1.5 MILLION+

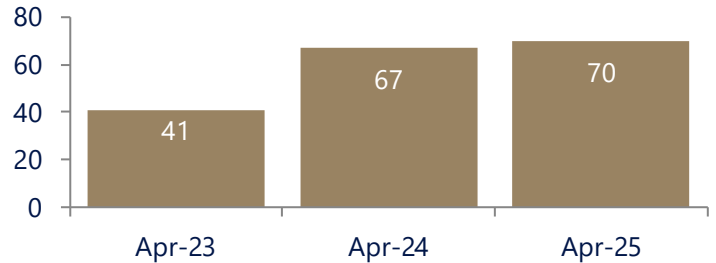


## PHILADELPHIA METROPOLITAN AREA - APRIL 2025

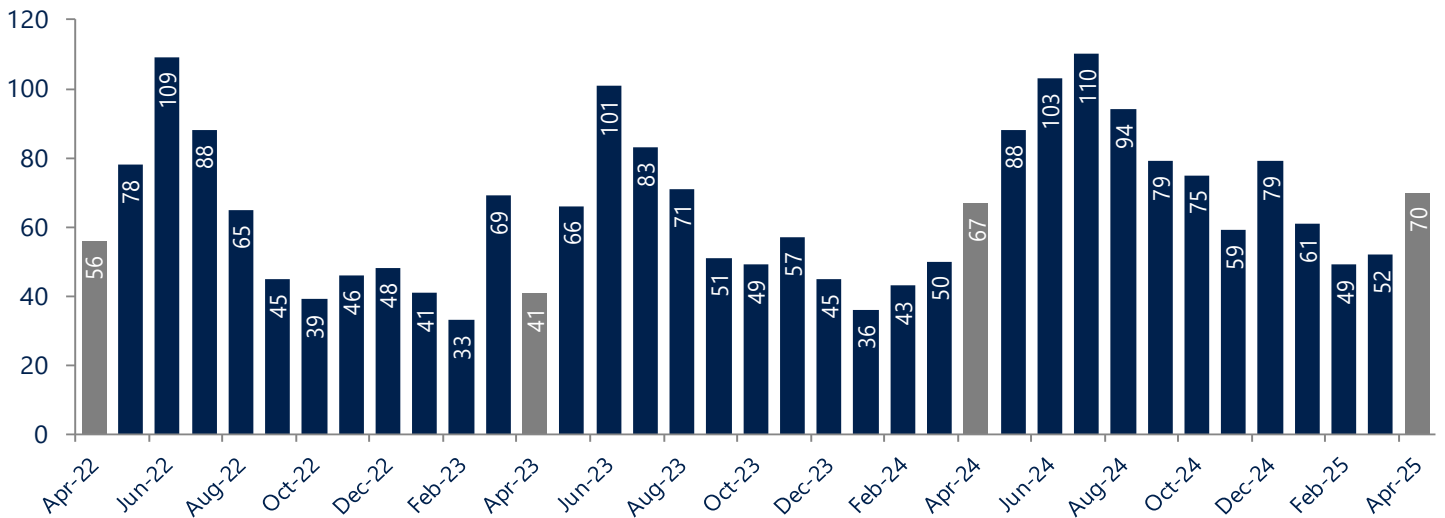
This month's units sold for homes more than \$1.5 Million was higher than at this time last year, an increase of 4.5% versus last April and an increase of 70.7% versus April of 2023.

There was an increase of 34.6% in luxury units sold in April compared to March of this year.

**UNITS SOLD**  
VERSUS PREVIOUS YEARS  
HOMES \$1.5 MILLION+



**UNITS SOLD**  
HOMES \$1.5 MILLION+



### RECENT SELECTED LUXURY SALES

HOMES \$1.5 MILLION+

Sold Date	City	Zip Code	Final List Price	Final Sale Price	Sale Price as % of List Price	DOM	Long & Foster Represented	
							Buyer	Seller
April 1, 2025	Moorestown	08057	\$3,499,000	\$3,200,000	91.5%	626	✓	
April 29, 2025	Merion Station	19066	\$2,299,000	\$2,250,000	97.9%	60		✓
April 10, 2025	Wayne	19087	\$2,195,000	\$2,000,000	91.1%	278		✓
March 22, 2025	Berwyn	19312	\$2,455,000	\$2,700,000	110.0%	11	✓	✓
February 6, 2025	Furlong	18925	\$1,800,000	\$1,750,000	97.2%	75		✓
February 28, 2025	Media	19063	\$1,500,000	\$1,500,000	100.0%	67		✓
January 7, 2025	Blue Bell	19422	\$1,730,800	\$1,730,800	100.0%	254		✓
December 23, 2024	Philadelphia	19146	\$2,540,000	\$2,425,000	95.5%	135	✓	
December 4, 2024	Villanova	19085	\$1,595,000	\$1,650,000	103.4%	6	✓	
December 3, 2024	Berwyn	19312	\$1,699,000	\$1,625,000	95.6%	12	✓	

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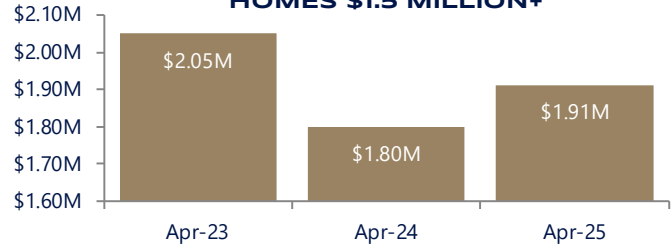
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## PHILADELPHIA METROPOLITAN AREA - APRIL 2025

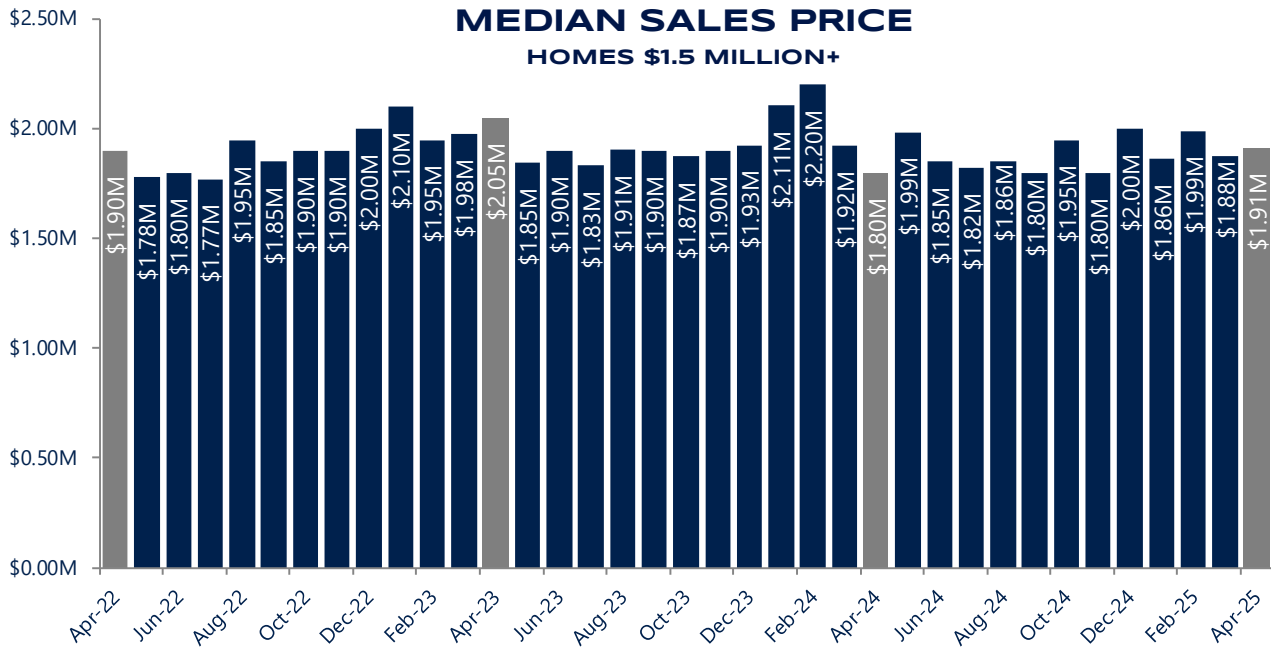
In April, the median sales price for homes more than \$1.5 Million was \$1,912,500, an increase of 6.3% compared to last year.

The current median sales price was higher by 2.0% than in March.

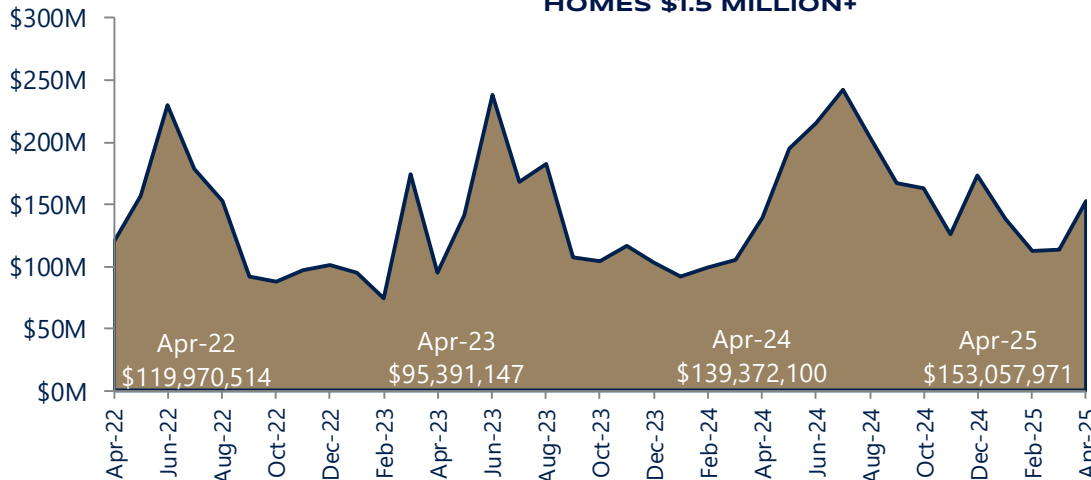
**MEDIAN SALES PRICE  
VERSUS PREVIOUS YEARS  
HOMES \$1.5 MILLION+**



**MEDIAN SALES PRICE  
HOMES \$1.5 MILLION+**



**TOTAL DOLLAR VOLUME SOLD  
HOMES \$1.5 MILLION+**

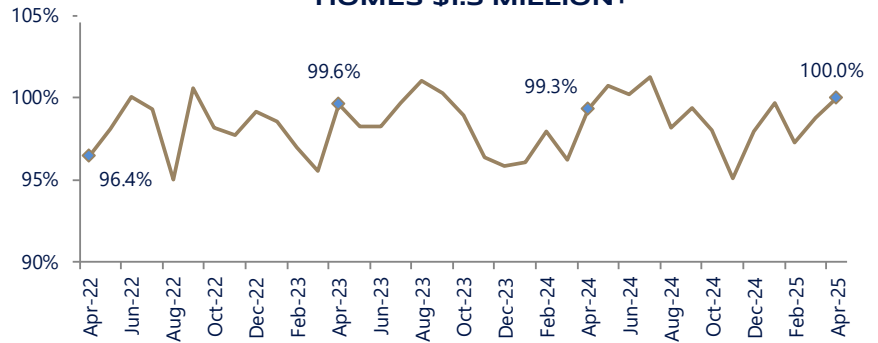


Total volume sold this April was 9.8% higher than the same month one year ago.

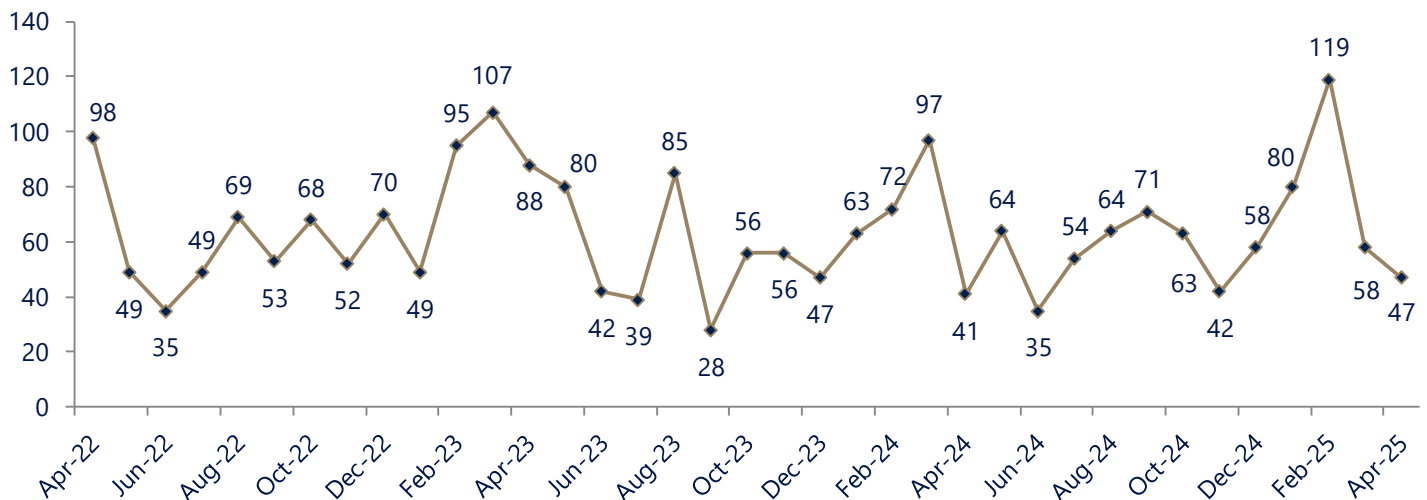
## PHILADELPHIA METROPOLITAN AREA - APRIL 2025

In April, the average sale price for homes more than \$1.5 Million was 100.0% of the average list price, which is 0.7% higher than at this time last year. This month, the average number of days on market was 47, higher than the average last year, which was 41, an increase of 14.6%.

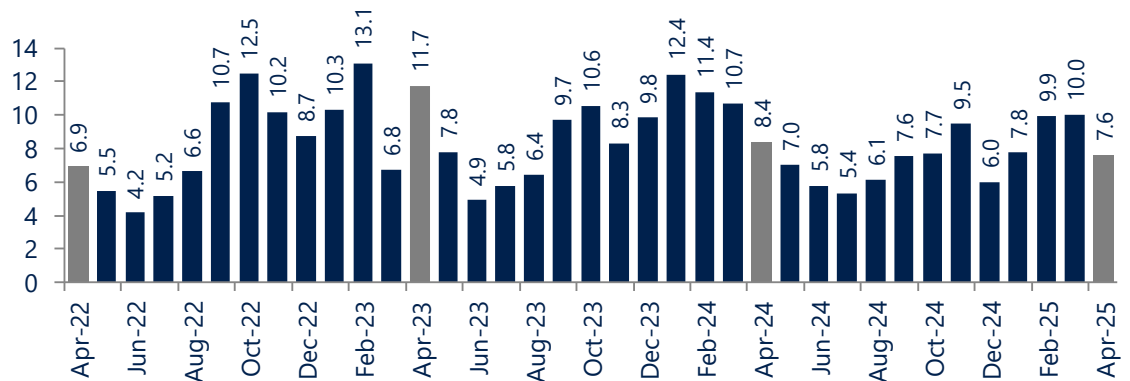
### SALE PRICE AS % OF LIST PRICE HOMES \$1.5 MILLION+



### DAYS ON MARKET HOMES \$1.5 MILLION+



### MONTHS OF SUPPLY HOMES \$1.5 MILLION+



In April, there were 7.6 months of supply available, compared to 8.4 in April of 2024. That is a decrease of 9.5% versus a year ago.

# PHILADELPHIA METROPOLITAN AREA - APRIL 2025

## References & Definitions

### PHILADELPHIA METROPOLITAN AREA: LISTING SOURCE, REPORTING AREA, & DEFINITION

Based on data supplied by TREND MLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace.

Counties & cities included in this area are: Bucks, Chester, Delaware, Montgomery, and Philadelphia Counties in Pennsylvania and Gloucester, Camden, Burlington and counties in New Jersey.

Analysis dates for all regions are April 1, 2022 through April 30, 2025.

## Contacts & Disclaimers

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