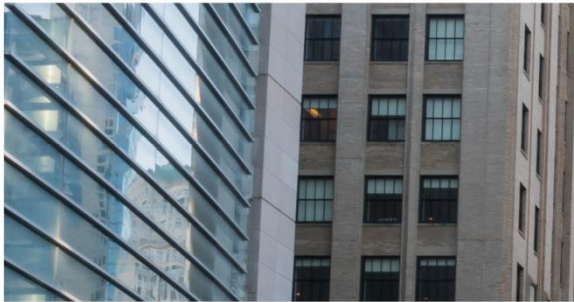
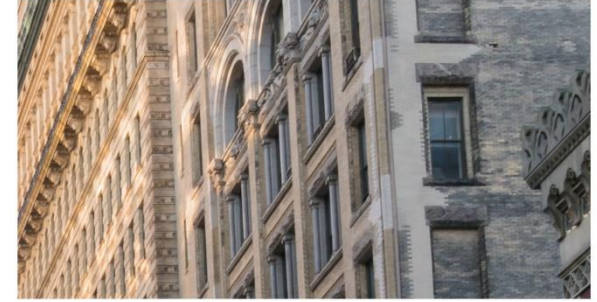
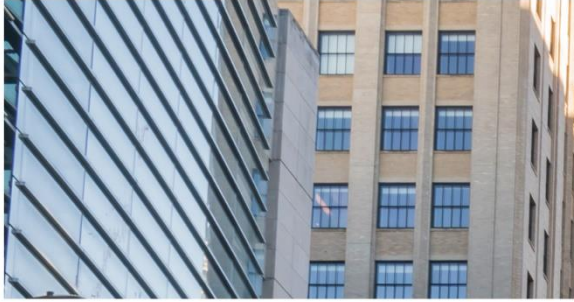


MARKET CONDITIONS REPORT

LONG & FOSTER[®]
REAL ESTATE

PHILADELPHIA METROPOLITAN AREA - MAY 2025

IT'S THE **ONE.**



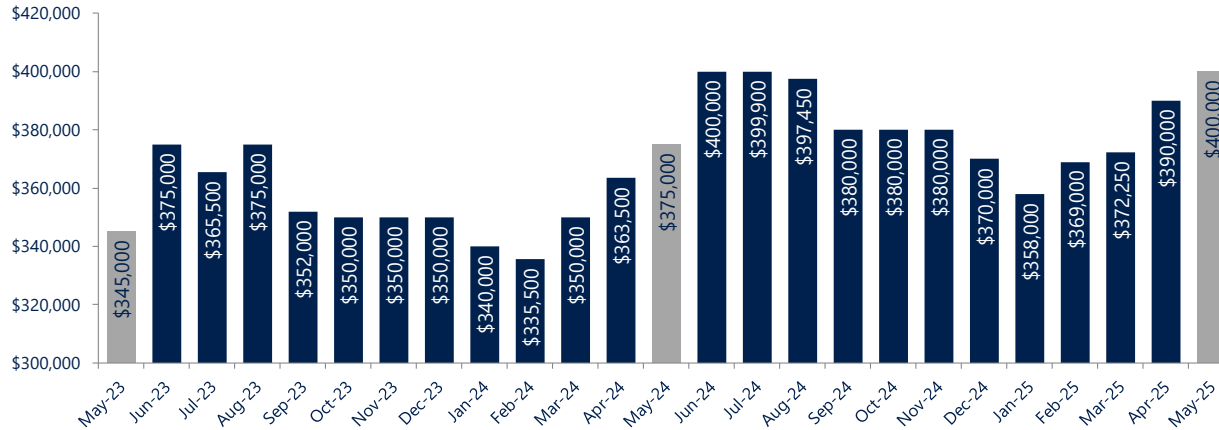
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Global Partnerships
Forbes Global Properties | Leading Real Estate Companies of the World® | Luxury Portfolio International | Who's Who in Luxury Real Estate

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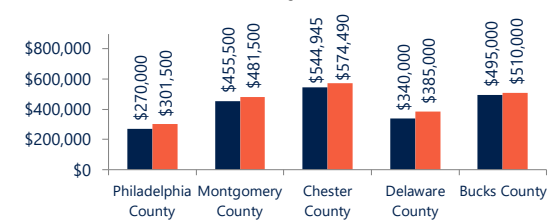
PHILADELPHIA METROPOLITAN AREA - MAY 2025

Median Sales Price



Median Sale Price

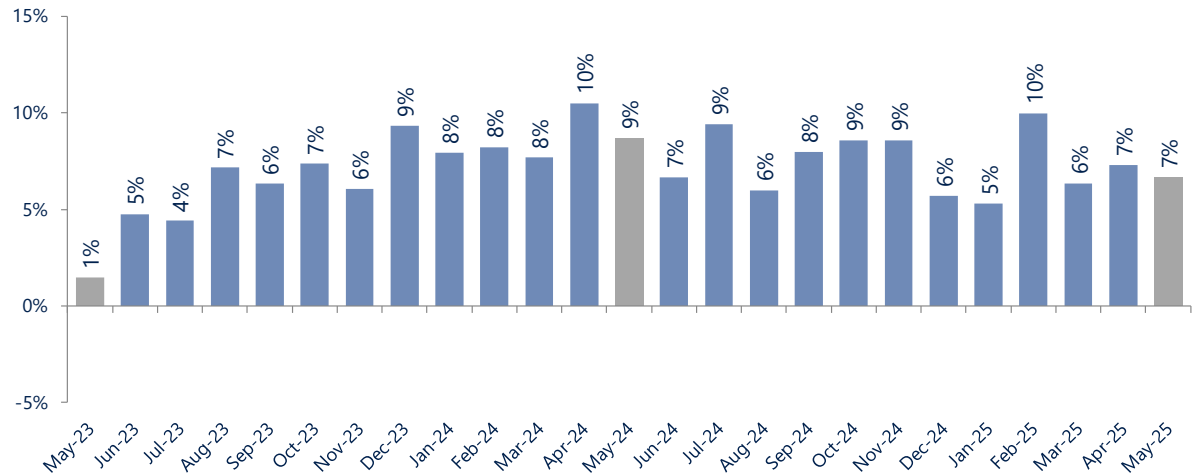
Of Top Five Counties/Cities Based on Total Units Sold



Highlights

- This May, the median sale price was \$400,000, an increase of 7% compared to last year.
- The current median sale price was 3% higher than in April.

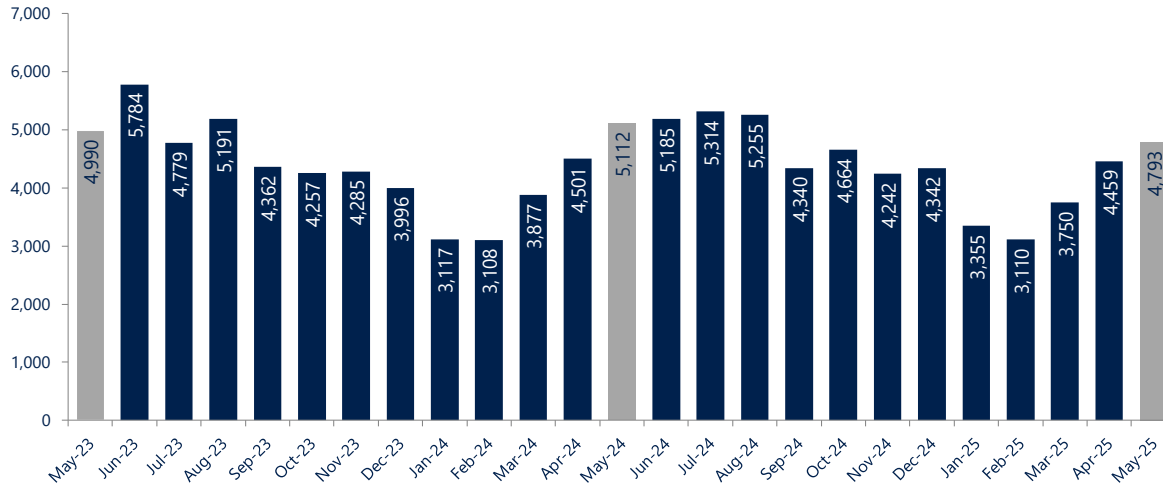
Median Sale Price Percent Change Year/Year



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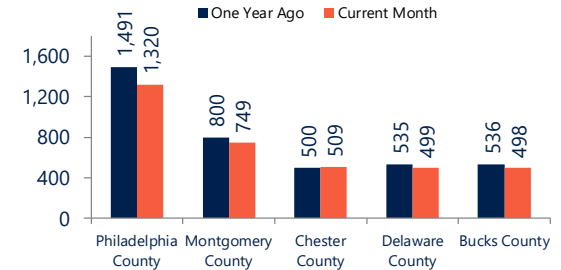
PHILADELPHIA METROPOLITAN AREA - MAY 2025

Total Units Sold



Total Units Sold

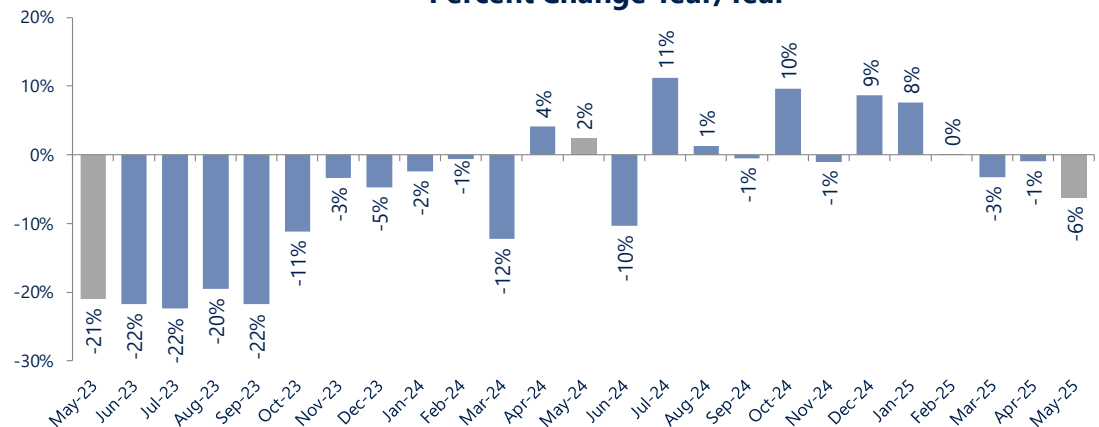
Of Top Five Counties/Cities Based on Total Units Sold



Highlights

- There was an increase of 7% in total units sold in May compared to April.
- This month's total units sold was lower than at this time last year, a decrease of 6% versus May 2024.

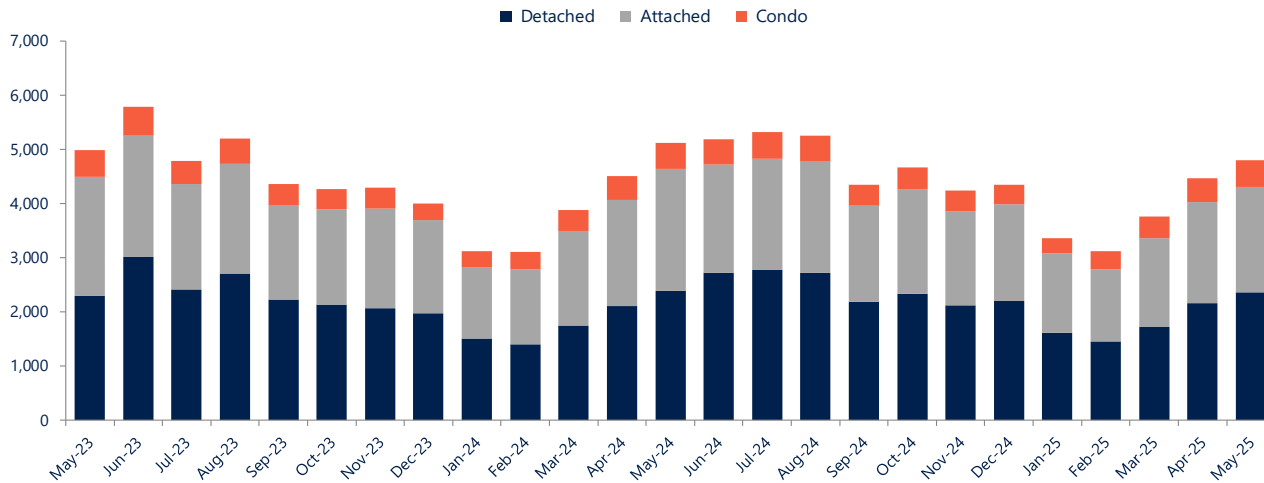
Total Units Sold Percent Change Year/Year



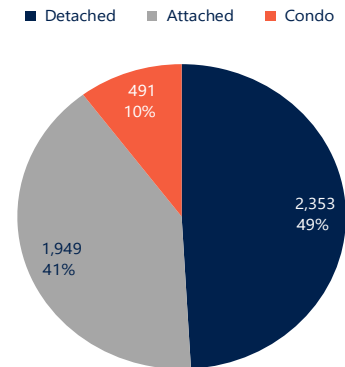
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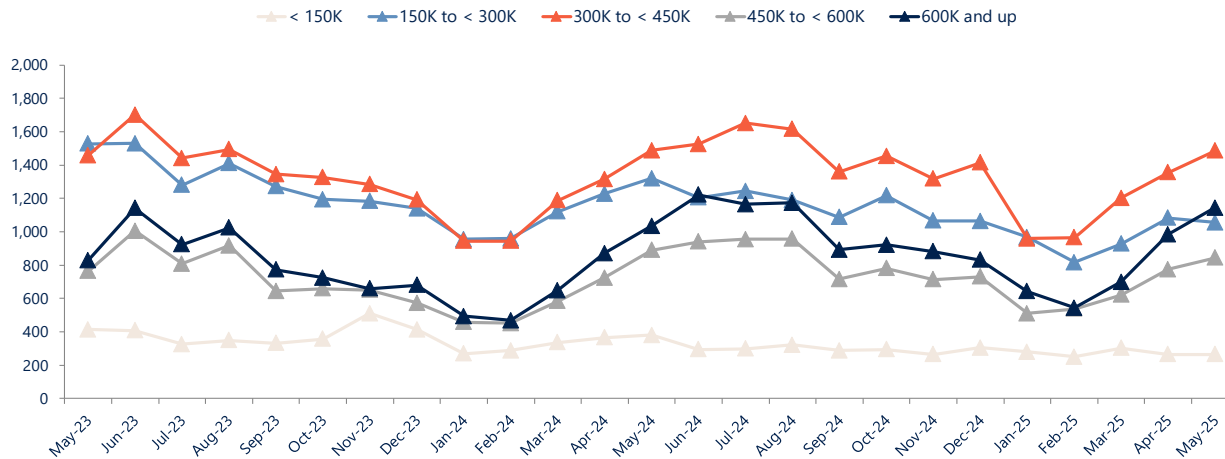
Total Units Sold by Type



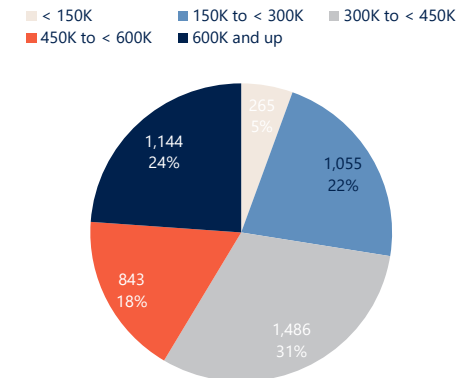
**Total Units Sold by Type
Current Month**



Total Units Sold by Price Range

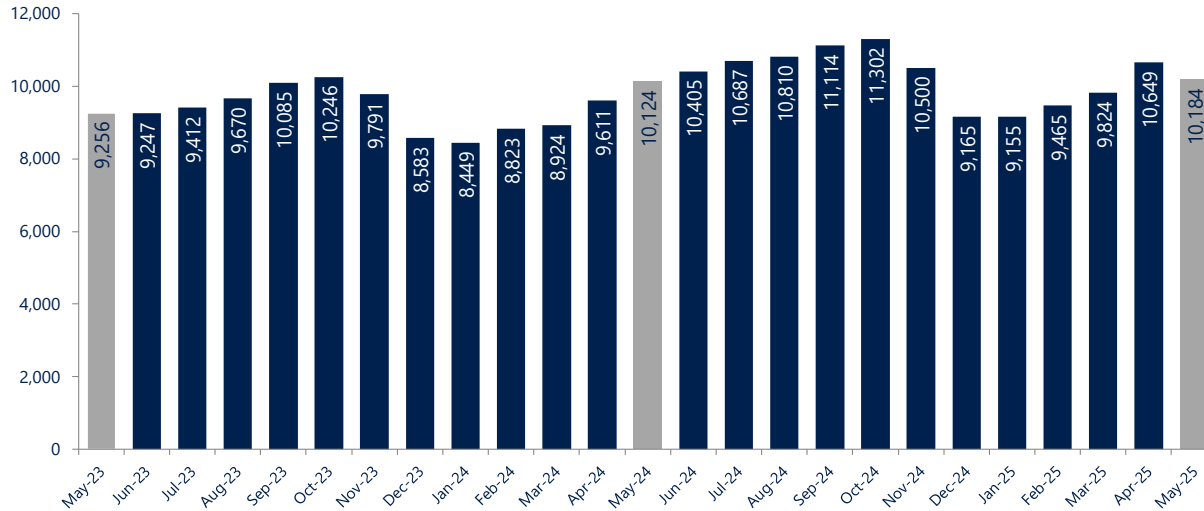


**Total Units Sold by Price Range
Current Month**

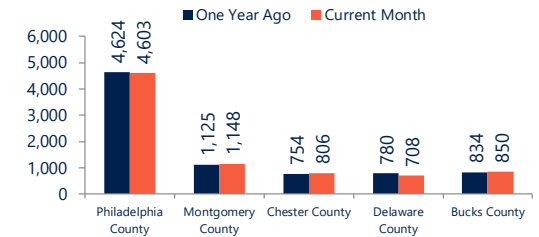


PHILADELPHIA METROPOLITAN AREA - **MAY 2025**

Total Active Inventory



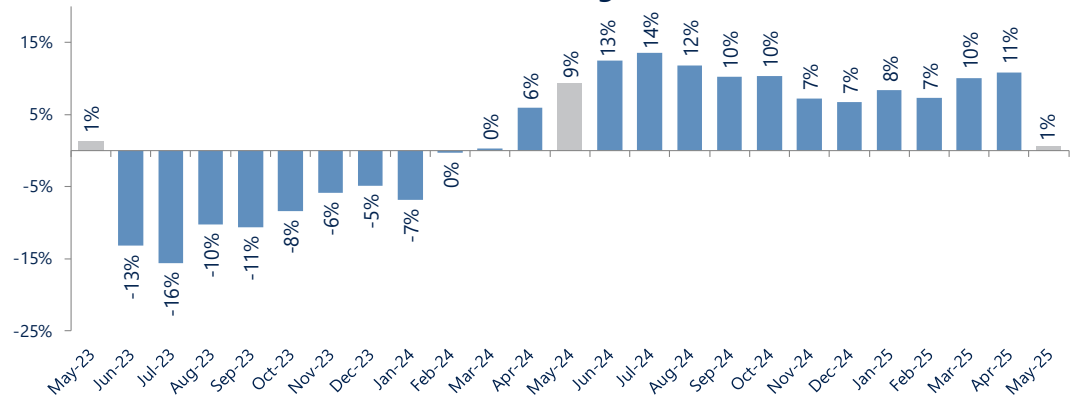
Total Active Inventory
Of Top Five Counties/Cities Based on Total Units Sold



Highlights

- The total number of homes available this month was 10,184, which was relatively stable compared to a year ago.
- This May's supply was 4% lower than the previous month's supply of available inventory.

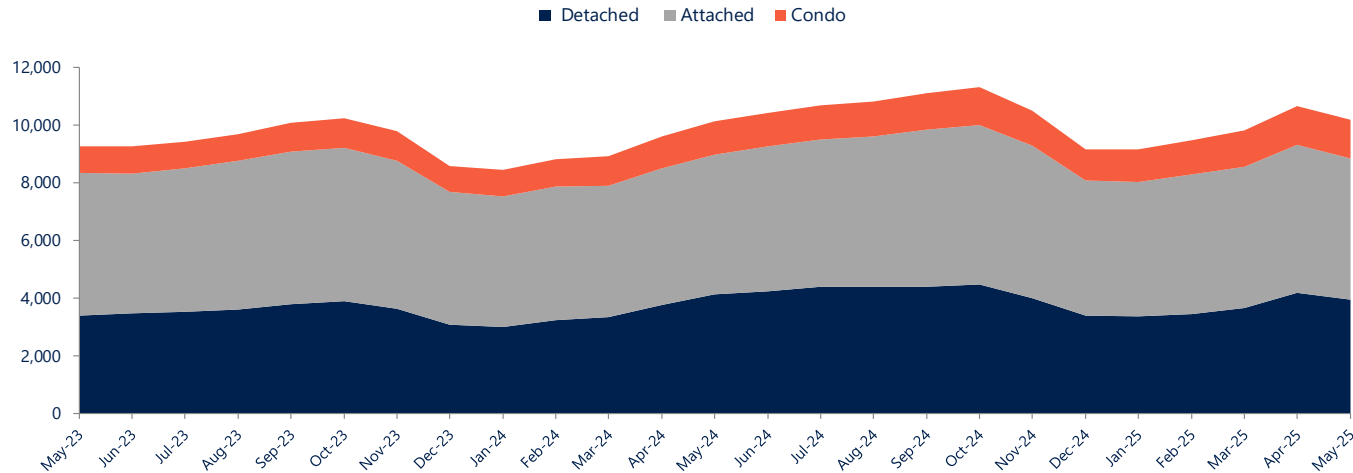
Total Active Inventory
Percent Change Year/Year



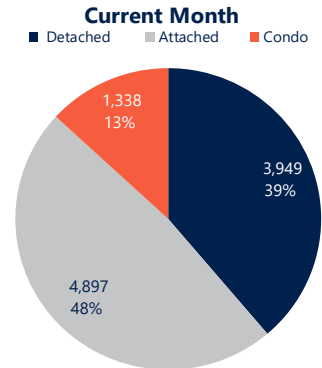
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PHILADELPHIA METROPOLITAN AREA - MAY 2025

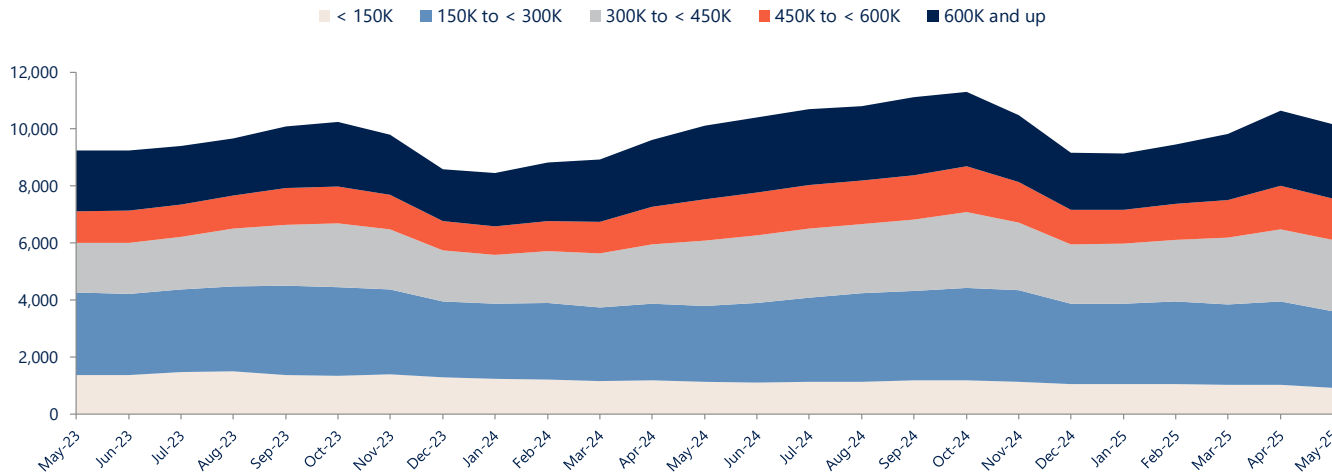
Total Active Inventory by Type



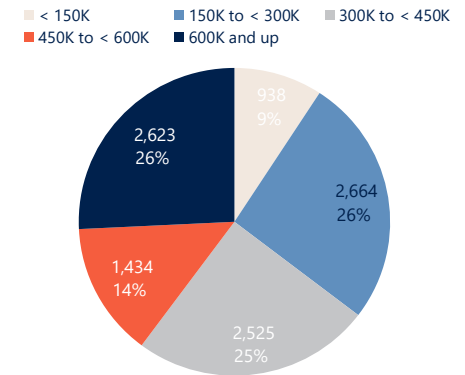
Total Active Inventory by Type



Total Active Inventory by Price Range



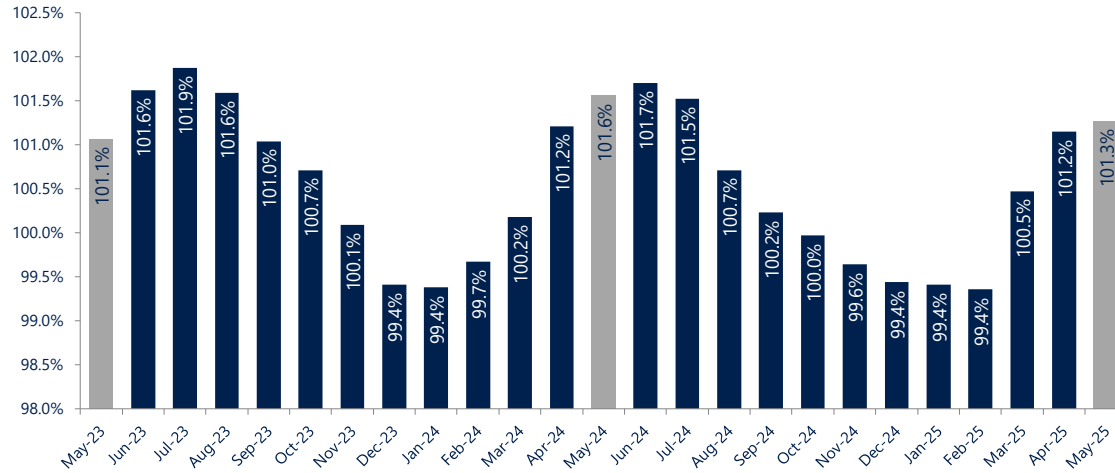
Total Active Inventory by Price Range



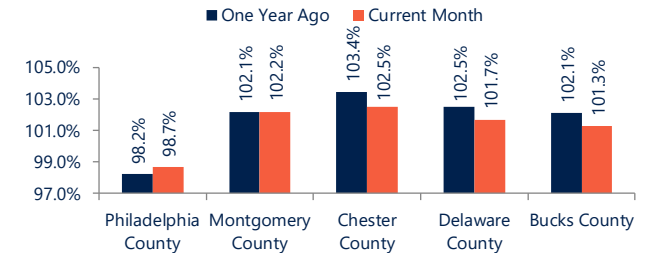
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PHILADELPHIA METROPOLITAN AREA - MAY 2025

Average Sale Price as a Percent of List Price



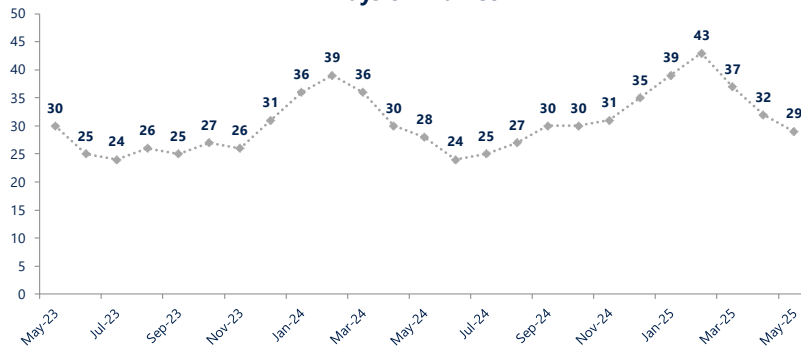
Sale Price as % of List Price
Of Top Five Counties/Cities Based on Total Units Sold



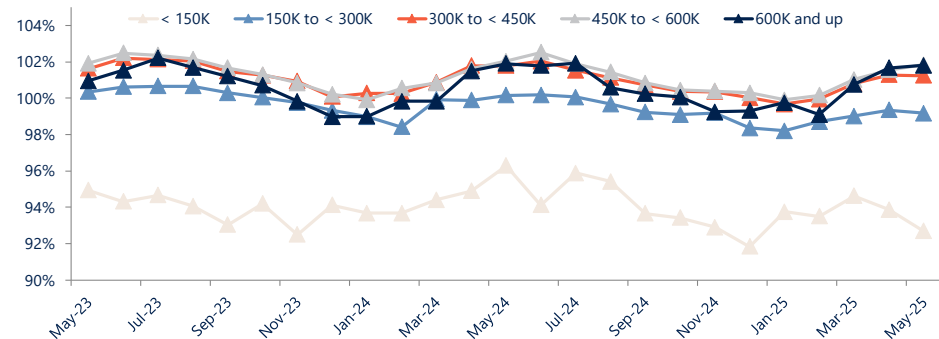
Days on Market	
Current Month	One Year Ago
29	28
Up 4% Vs. Year Ago	

Avg Sale Price as % of List Price	
Current Month	One Year Ago
101.3%	101.6%
Down -0.3% Vs. Year Ago	

Days on Market

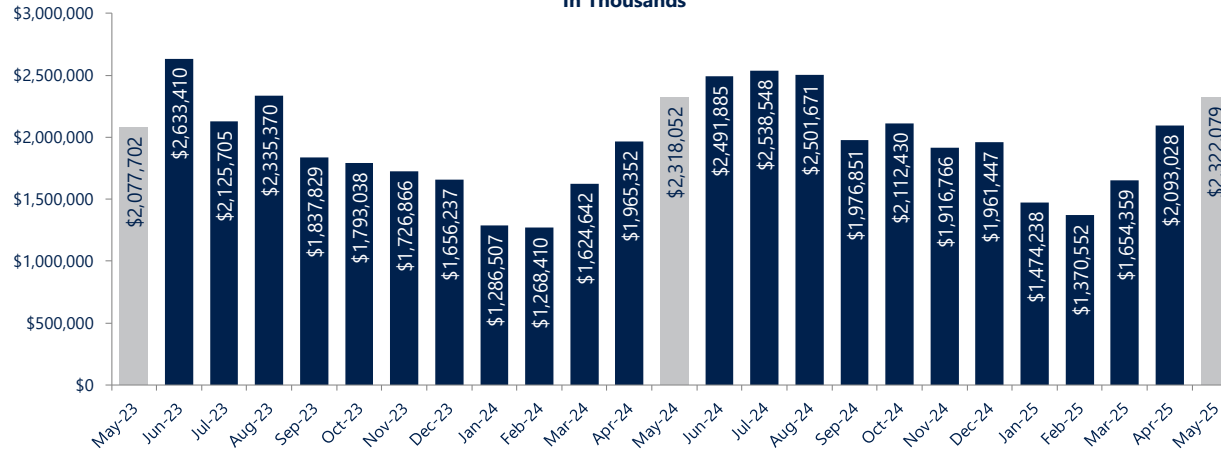


Average Sale Price as a Percent of List Price by Price Range



PHILADELPHIA METROPOLITAN AREA - MAY 2025

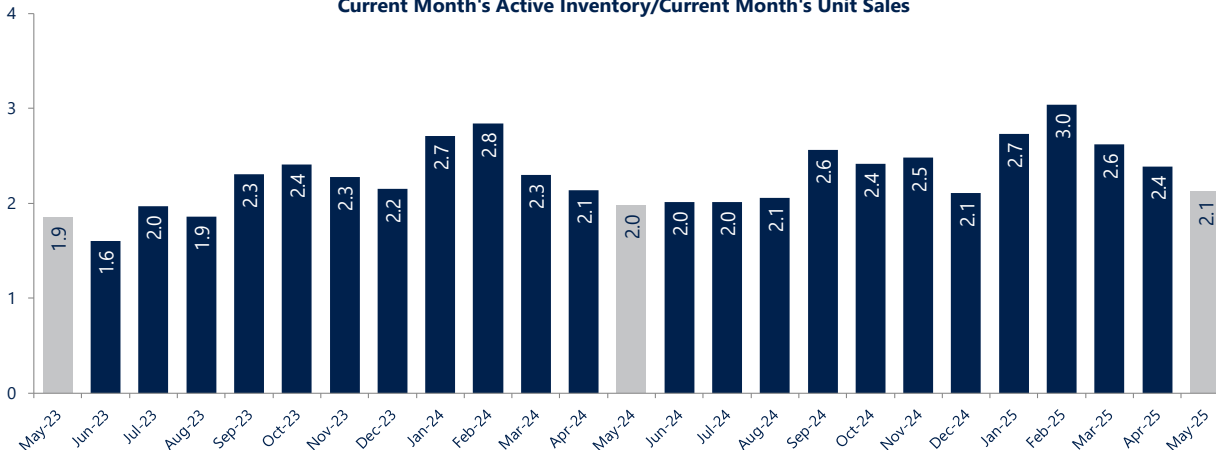
Total Dollar Volume Sold
In Thousands



Highlights

- Total volume sold this May was similar to the dollar volume sold one year ago.
- In May, there was 2.1 months of supply available, compared to 2.0 in May 2024. That was an increase of 7% versus a year ago.

Months of Supply
Current Month's Active Inventory/Current Month's Unit Sales



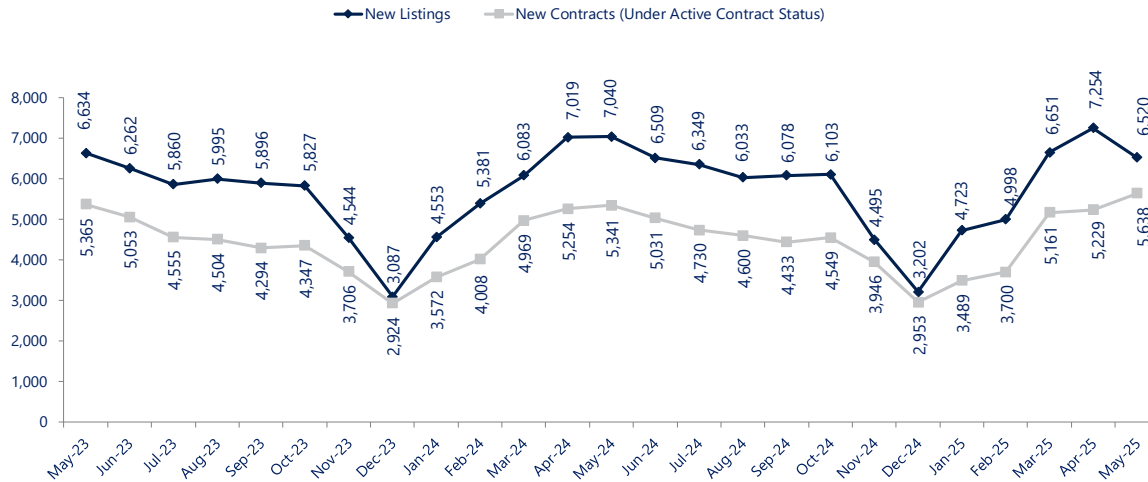
Total Dollar Volume Sold	
Current Month	One Year Ago
\$2,322,078,815	\$2,318,052,394
No Change Vs. Year Ago	

Months of Supply	
Current Month	One Year Ago
2.1	2.0
Up 7% Vs. Year Ago	

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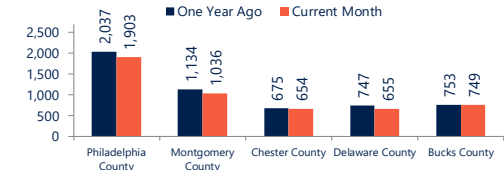
PHILADELPHIA METROPOLITAN AREA - MAY 2025

New Listings & New Contracts



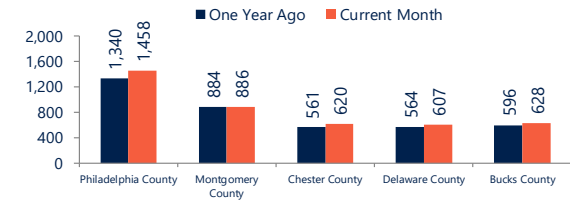
New Listings

Of Top Five Counties/Cities Based on Total Units Sold



New Contracts

Of Top Five Counties/Cities Based on Total Units Sold

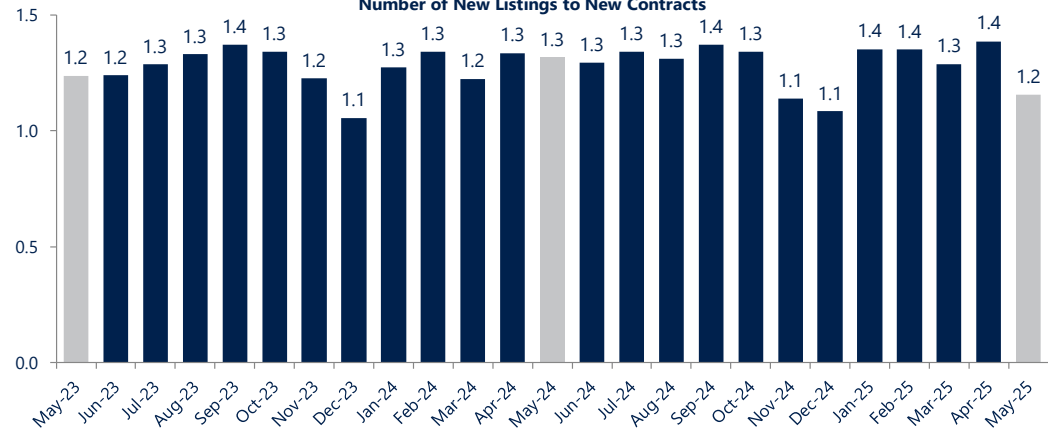


Highlights

- Based on this month's amount of new listings and new contracts, the ratio of home supply (new listings) to current home demand (new contracts) was 1.2, a decrease of 12% from May 2024.

Supply/Demand Ratio

Number of New Listings to New Contracts



New Listings	
Current Month	One Year Ago
6,520	7,040
Down -7% Vs. Year Ago	

New Contracts	
Current Month	One Year Ago
5,638	5,341
Up 6% Vs. Year Ago	