

THE LONG & FOSTER MARKET MINUTE™

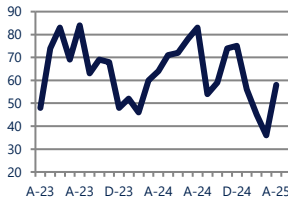
FOCUS ON: **BRANDYWINE HOUSING MARKET**

APRIL 2025

Zip Code(s): 19803,19809,19810,19703 and 19732

Units Sold

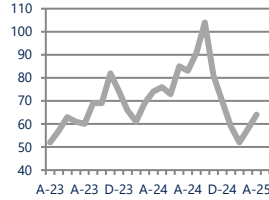
58



Down -9%
Vs. Year Ago

Active Inventory

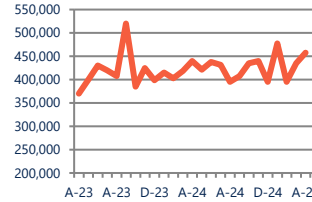
64



Down -14%
Vs. Year Ago

Median Sale Price

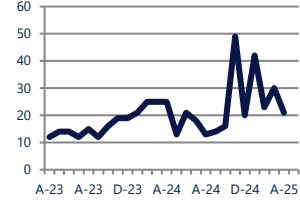
\$457,500



Up 4%
Vs. Year Ago

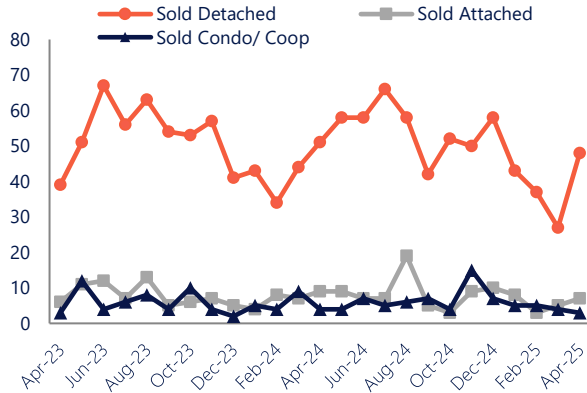
Days On Market

21



Down -16%
Vs. Year Ago

Units Sold*



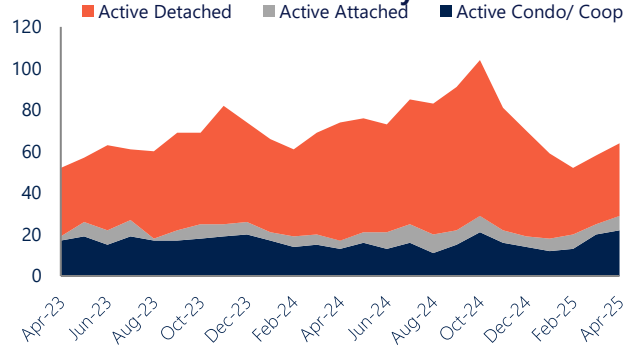
Units Sold

There was an increase in total units sold in April, with 58 sold this month in Brandywine. This month's total units sold was lower than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 10 units or 14%. The total number of active inventory this April was 64 compared to 74 in April 2024. This month's total of 64 is higher than the previous month's total supply of available inventory of 58, an increase of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Brandywine Homes was \$440,000. This April, the median sale price was \$457,500, an increase of 4% or \$17,500 compared to last year. The current median sold price is 5% higher 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.

Brandywine are defined as properties listed in zip code/s 19803,19809,19810,19703 and 19732.

*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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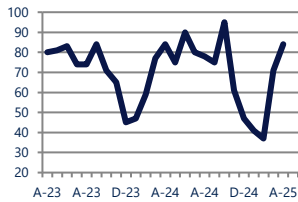
FOCUS ON: **BRANDYWINE HOUSING MARKET**

APRIL 2025

Zip Code(s): 19803,19809,19810,19703 and 19732

New Listings

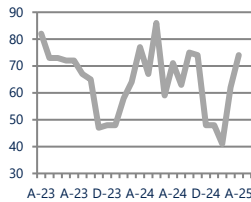
84



No Change
Vs. Year Ago

Current Contracts

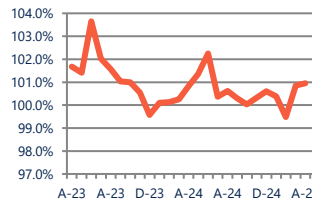
74



Down -4%
Vs. Year Ago

Sold Vs. List Price

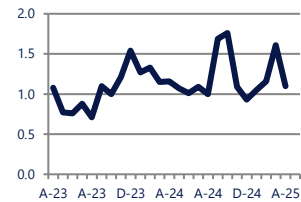
101.0%



No Change
Vs. Year Ago

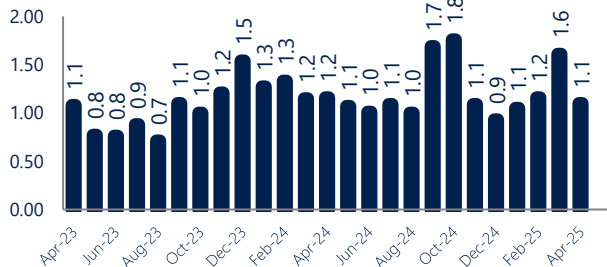
Months of Supply

1.1



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

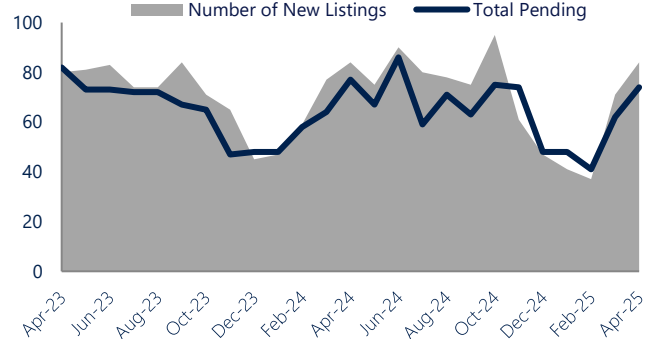
In April, there was 1.1 months of supply available in Brandywine. The amount of supply is similar compared to a year ago.

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.

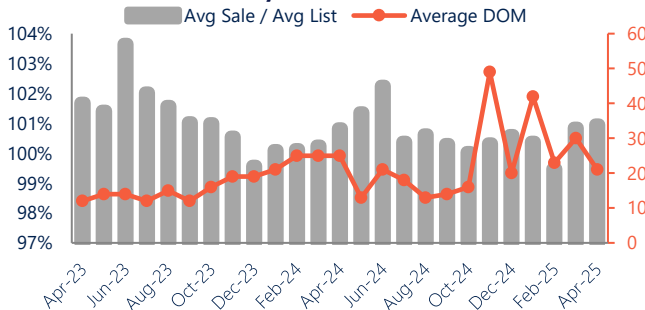
New Listings & Current Contracts

This month there were 84 homes newly listed for sale in Brandywine, which is similar to the amount in April 2024. There were 74 current contracts pending sale this April compared to 77 a year ago. The number of current contracts is 4% lower 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 Brandywine was 101.0% 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 21, lower than the average last year, which was 25, a decrease of 16%.

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