

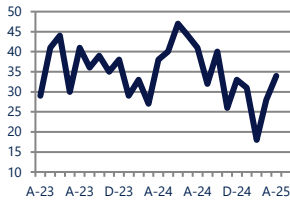
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **GLASGOW HOUSING MARKET**

APRIL 2025

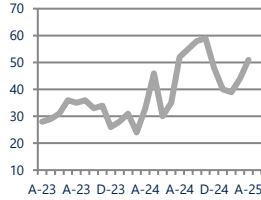
Zip Code(s): 19702

Units Sold
34



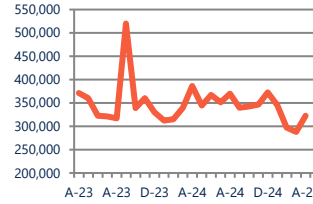
Down -11%
Vs. Year Ago

Active Inventory
51



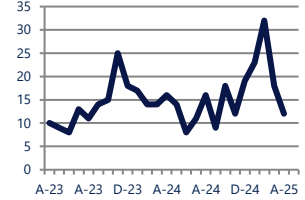
Up 55%
Vs. Year Ago

Median Sale Price
\$322,500



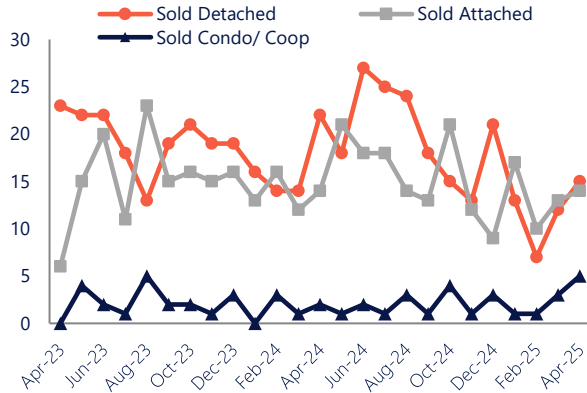
Down -17%
Vs. Year Ago

Days On Market
12



Down -25%
Vs. Year Ago

Units Sold*



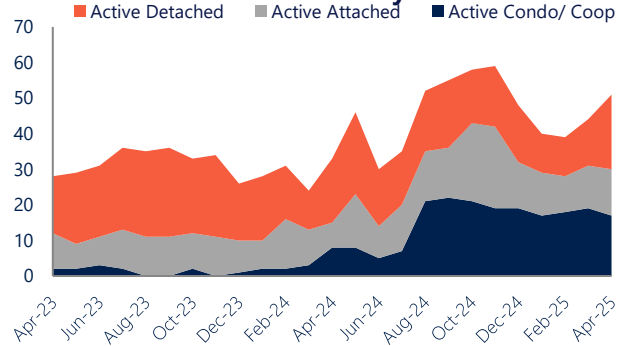
Units Sold

There was an increase in total units sold in April, with 34 sold this month in Glasgow versus 28 last month, an increase of 21%. This month's total units sold was lower than at this time last year, a decrease of 11% versus April 2024.

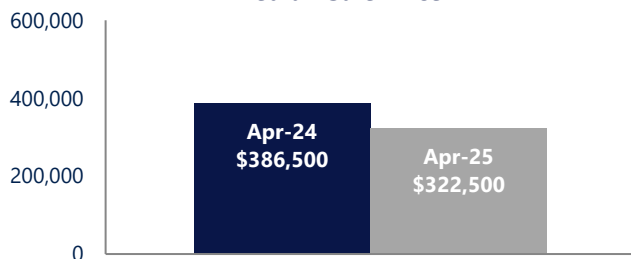
Active Inventory

Versus last year, the total number of homes available this month is higher by 18 units or 55%. The total number of active inventory this April was 51 compared to 33 in April 2024. This month's total of 51 is higher than the previous month's total supply of available inventory of 44, an increase of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Glasgow Homes was \$386,500. This April, the median sale price was \$322,500, a decrease of 17% or \$64,000 compared to last year. The current median sold price is 12% 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.

Glasgow are defined as properties listed in zip code/s 19702.

*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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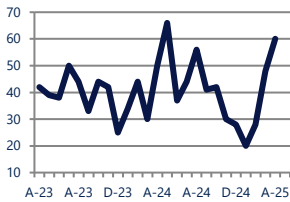
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APRIL 2025

Zip Code(s): 19702

New Listings

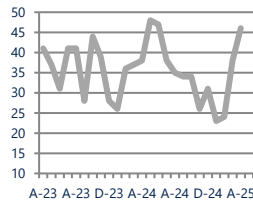
60



Up 20%
Vs. Year Ago

Current Contracts

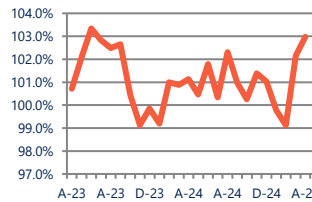
46



Up 21%
Vs. Year Ago

Sold Vs. List Price

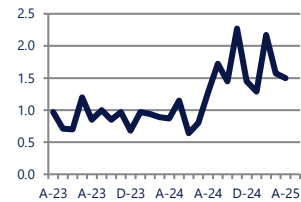
103.0%



Up 1.8%
Vs. Year Ago

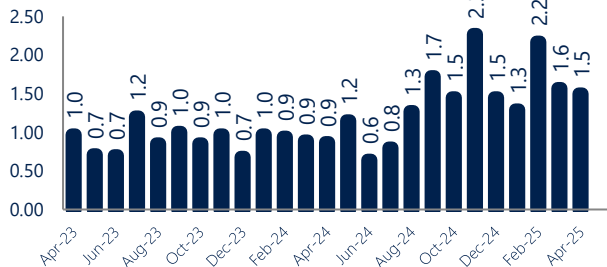
Months of Supply

1.5



Up 72%
Vs. Year Ago

Months Of Supply



Months of Supply

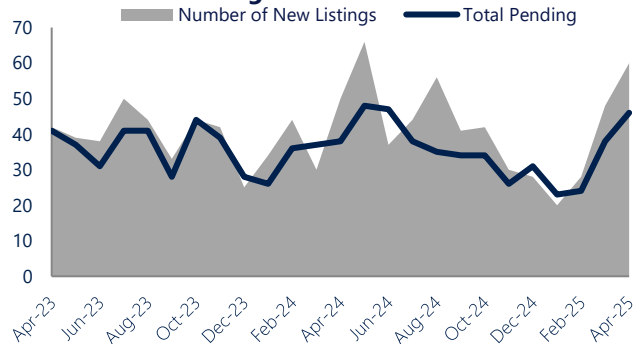
In April, there was 1.5 months of supply available in Glasgow, compared to 0.9 in April 2024. That is an increase of 73% versus a year ago.

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.

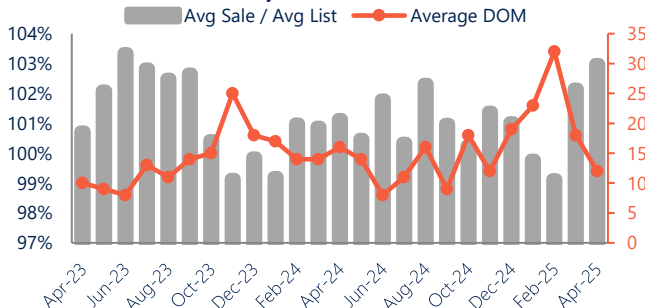
New Listings & Current Contracts

This month there were 60 homes newly listed for sale in Glasgow compared to 50 in April 2024, an increase of 20%. There were 46 current contracts pending sale this April compared to 38 a year ago. The number of current contracts is 21% 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 Glasgow was 103.0% of the average list price, which is 1.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 12, lower than the average last year, which was 16, a decrease of 25%.

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