

# THE LONG & FOSTER MARKET MINUTE™

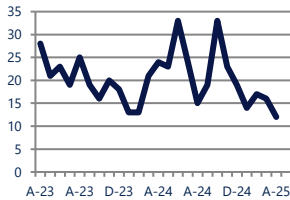
FOCUS ON: **BOOTHWYN AND MARCUS HOOK HOUSING MARKET**

APRIL 2025

Zip Code(s): 19061

## Units Sold

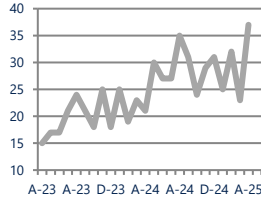
12



**Down**  
Vs. Year Ago

## Active Inventory

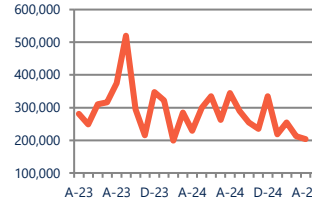
37



**Up 76%**  
Vs. Year Ago

## Median Sale Price

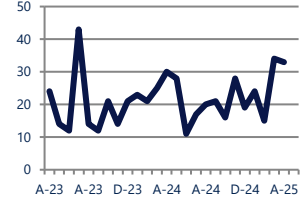
\$203,500



**Down -11%**  
Vs. Year Ago

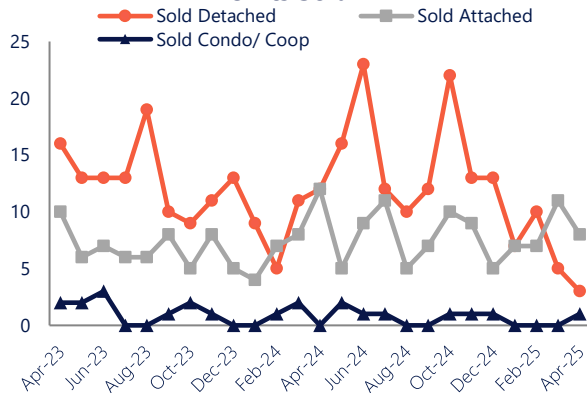
## Days On Market

33



**Up 10%**  
Vs. Year Ago

## Units Sold\*



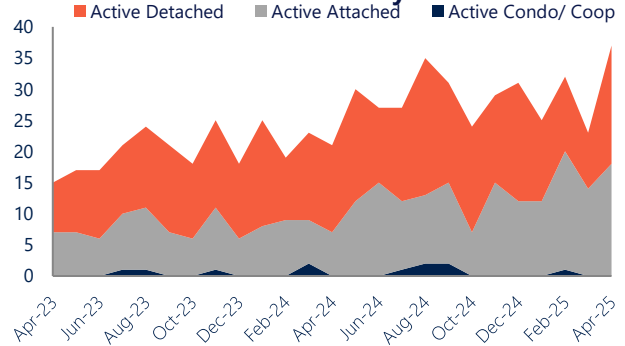
## Units Sold

With relatively few transactions, there was a decrease in total units sold in April, with 12 sold this month in Boothwyn and Marcus Hook. This month's total units sold was lower than at this time last year, a decrease from April 2024.

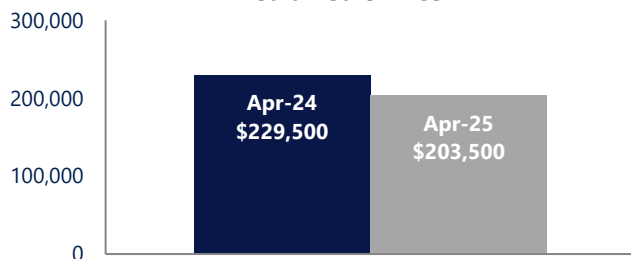
## Active Inventory

Versus last year, the total number of homes available this month is higher by 16 units or 76%. The total number of active inventory this April was 37 compared to 21 in April 2024. This month's total of 37 is higher than the previous month's total supply of available inventory of 23, an increase of 61%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Boothwyn and Marcus Hook Homes was \$229,500. This April, the median sale price was \$203,500, a decrease of 11% or \$26,000 compared to last year. The current median sold price is 4% lower 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.

Boothwyn and Marcus Hook are defined as properties listed in zip code/s 19061.

\*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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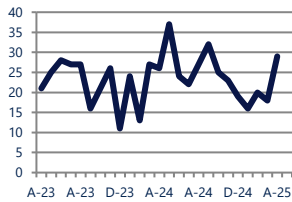
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APRIL 2025

Zip Code(s): 19061

### New Listings

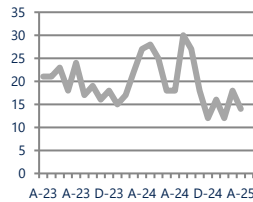
29



**Up 12%**  
Vs. Year Ago

### Current Contracts

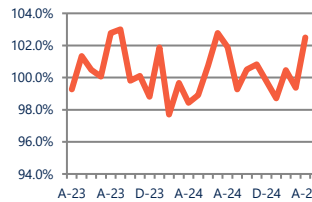
14



**Down -48%**  
Vs. Year Ago

### Sold Vs. List Price

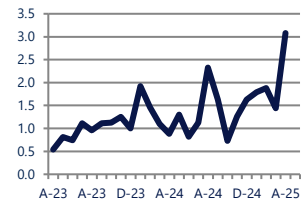
102.5%



**Up 4.1%**  
Vs. Year Ago

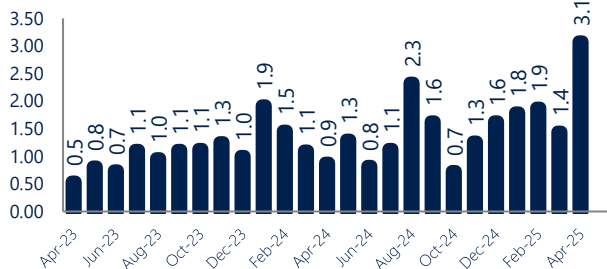
### Months of Supply

3.1



**Up 250%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

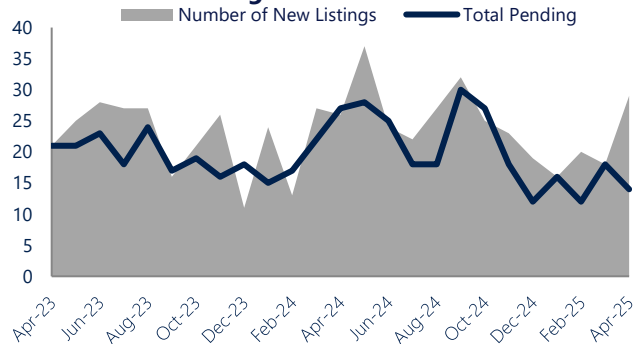
In April, there was 3.1 months of supply available in Boothwyn and Marcus Hook, compared to 0.9 in April 2024. That is an increase of 252% versus a year ago.

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.

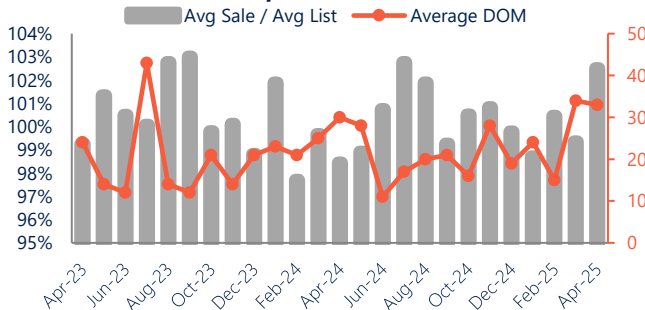
### New Listings & Current Contracts

This month there were 29 homes newly listed for sale in Boothwyn and Marcus Hook compared to 26 in April 2024, an increase of 12%. There were 14 current contracts pending sale this April compared to 27 a year ago. The number of current contracts is 48% 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 Boothwyn and Marcus Hook was 102.5% of the average list price, which is 4.1% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 33, higher than the average last year, which was 30, an increase of 10%.

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