

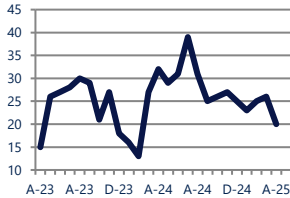
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **GARNET VALLEY AND GLEN MILLS HOUSING MARKET**

APRIL 2025

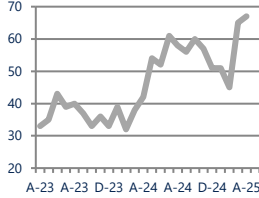
Zip Code(s): 19060 and 19342

Units Sold 20



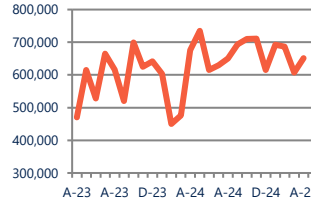
Down
Vs. Year Ago

Active Inventory 67



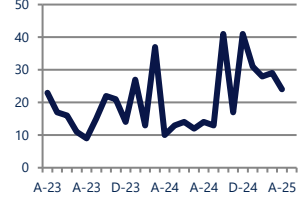
Up 60%
Vs. Year Ago

Median Sale Price \$651,000



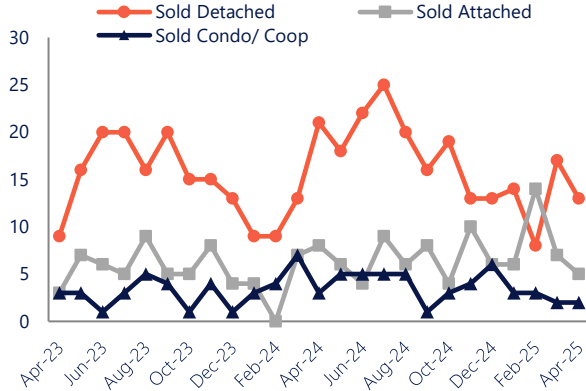
Down -4%
Vs. Year Ago

Days On Market 24



Up
Vs. Year Ago

Units Sold*



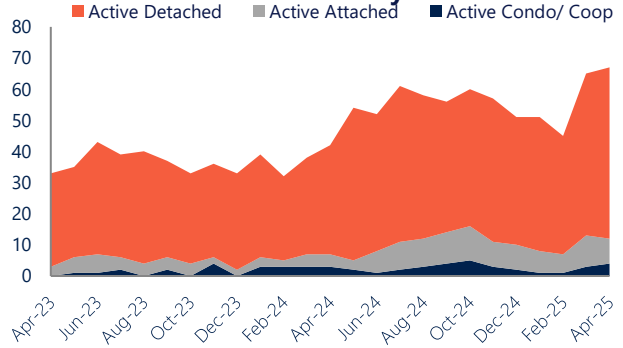
Units Sold

With relatively few transactions, there was a decrease in total units sold in April, with 20 sold this month in Garnet Valley and Glen Mills. This month's total units sold was lower than at this time last year, a decrease from April 2024.

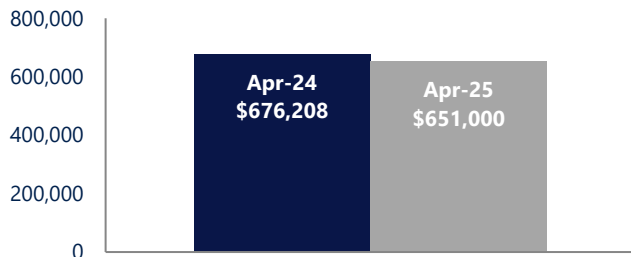
Active Inventory

Versus last year, the total number of homes available this month is higher by 25 units or 60%. The total number of active inventory this April was 67 compared to 42 in April 2024. This month's total of 67 is higher than the previous month's total supply of available inventory of 65, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Garnet Valley and Glen Mills Homes was \$676,208. This April, the median sale price was \$651,000, a decrease of 4% or \$25,208 compared to last year. The current median sold price is 7% 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.

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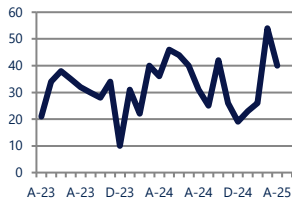
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New Listings

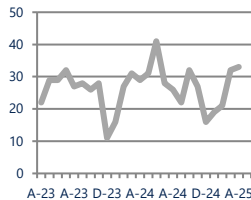
40



Up 11%
Vs. Year Ago

Current Contracts

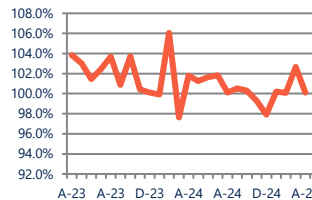
33



Up 14%
Vs. Year Ago

Sold Vs. List Price

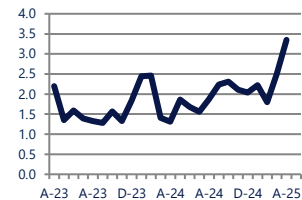
100.1%



Down -1.7%
Vs. Year Ago

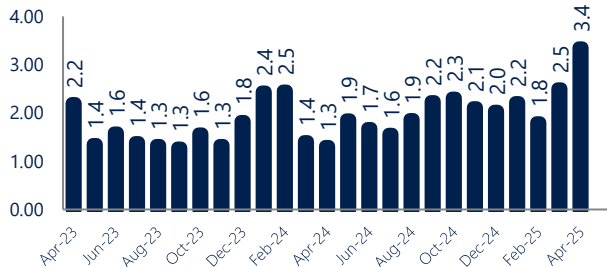
Months of Supply

3.4



Up 156%
Vs. Year Ago

Months Of Supply



Months of Supply

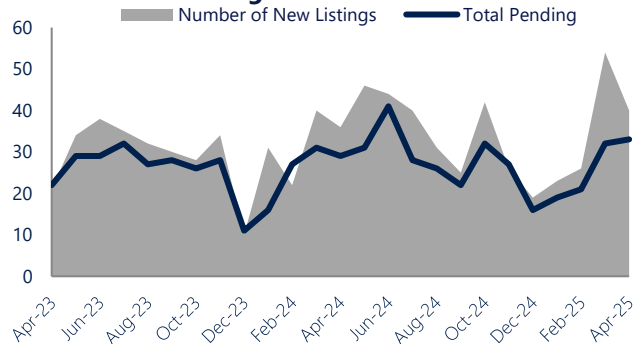
In April, there was 3.4 months of supply available in Garnet Valley and Glen Mills, compared to 1.3 in April 2024. That is an increase of 155% versus a year ago.

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.

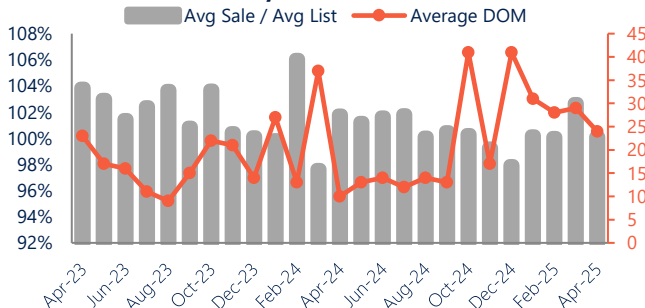
New Listings & Current Contracts

This month there were 40 homes newly listed for sale in Garnet Valley and Glen Mills compared to 36 in April 2024, an increase of 11%. There were 33 current contracts pending sale this April compared to 29 a year ago. The number of current contracts is 14% 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 Garnet Valley and Glen Mills was 100.1% of the average list price, which is 1.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 24, higher than the average last year, which was 10. This increase was impacted by the limited number of sales.