

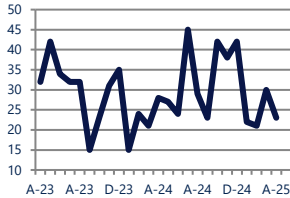
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CHESTNUT HILL AND MT. AIRY HOUSING MARKET**

APRIL 2025

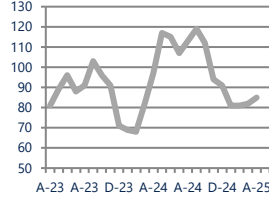
Zip Code(s): 19118 and 19119

Units Sold
23



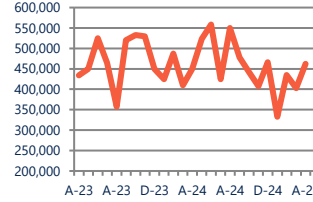
Down -18%
Vs. Year Ago

Active Inventory
85



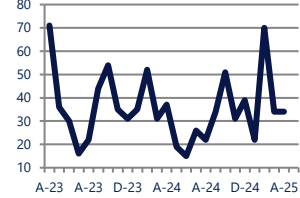
Down -12%
Vs. Year Ago

Median Sale Price
\$462,500



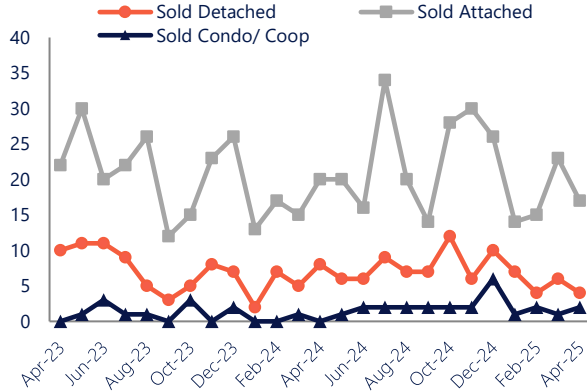
Up 3%
Vs. Year Ago

Days On Market
34



Down -8%
Vs. Year Ago

Units Sold*



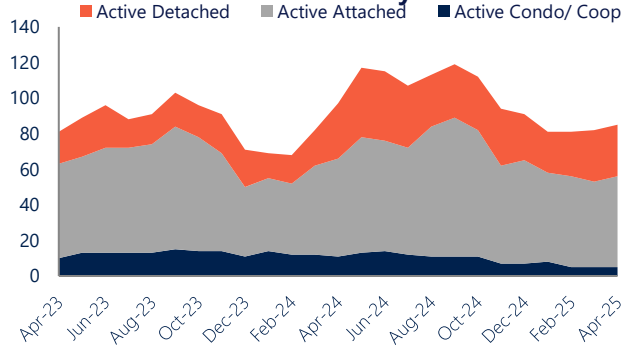
Units Sold

There was a decrease in total units sold in April, with 23 sold this month in Chestnut Hill and Mt. Airy versus 30 last month, a decrease of 23%. This month's total units sold was lower than at this time last year, a decrease of 18% versus April 2024.

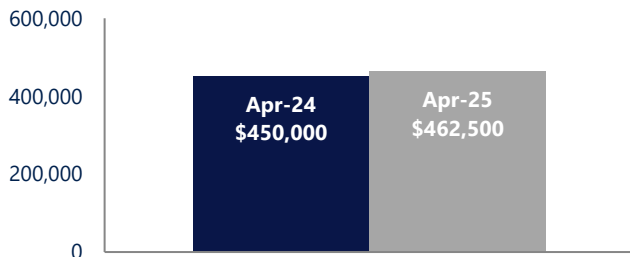
Active Inventory

Versus last year, the total number of homes available this month is lower by 12 units or 12%. The total number of active inventory this April was 85 compared to 97 in April 2024. This month's total of 85 is higher than the previous month's total supply of available inventory of 82, an increase of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Chestnut Hill and Mt. Airy Homes was \$450,000. This April, the median sale price was \$462,500, an increase of 3% or \$12,500 compared to last year. The current median sold price is 15% 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.

Chestnut Hill and Mt. Airy are defined as properties listed in zip code/s 19118 and 19119.

*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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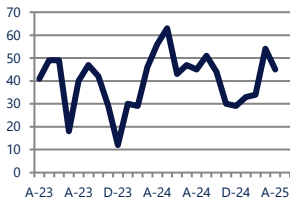
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APRIL 2025

Zip Code(s): 19118 and 19119

New Listings

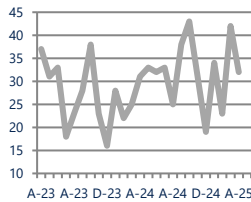
45



Down -20%
Vs. Year Ago

Current Contracts

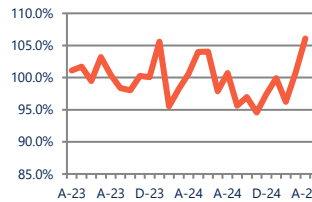
32



Up 3%
Vs. Year Ago

Sold Vs. List Price

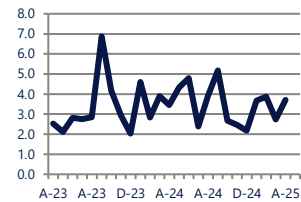
106.1%



Up
Vs. Year Ago

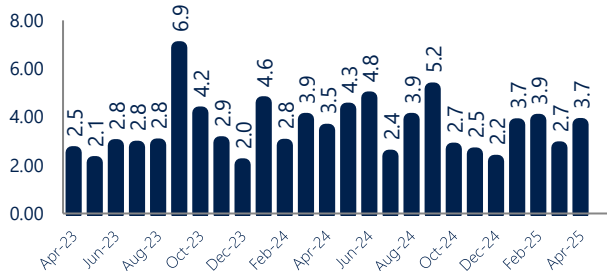
Months of Supply

3.7



Up 7%
Vs. Year Ago

Months Of Supply



Months of Supply

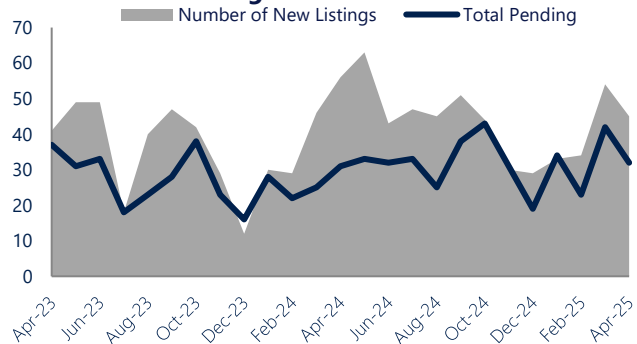
In April, there was 3.7 months of supply available in Chestnut Hill and Mt. Airy, compared to 3.5 in April 2024. That is an increase of 7% versus a year ago.

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.

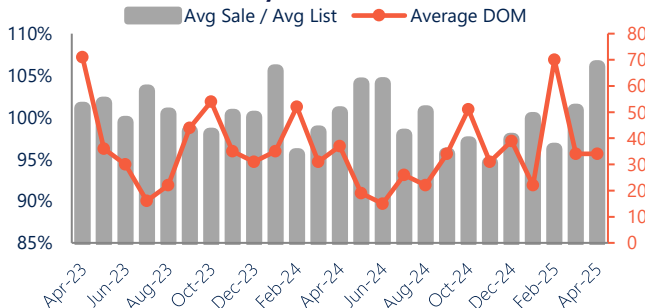
New Listings & Current Contracts

This month there were 45 homes newly listed for sale in Chestnut Hill and Mt. Airy compared to 56 in April 2024, a decrease of 20%. There were 32 current contracts pending sale this April compared to 31 a year ago. The number of current contracts is 3% 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 Chestnut Hill and Mt. Airy was 106.1% of the average list price, which is higher than at this time last year.

Days On Market

This month, the average number of days on market was 34, lower than the average last year, which was 37, a decrease of 8%.

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