

THE LONG & FOSTER MARKET MINUTE™

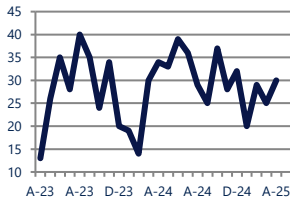
FOCUS ON: **GLEN MILLS, CHADDS FORD, AND THORNTON HOUSING MARKET**

APRIL 2025

Zip Code(s): 19342, 19317, 19373 and 19319

Units Sold

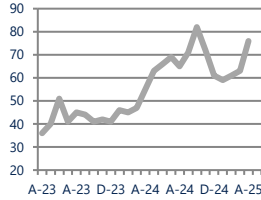
30



Down -12%
Vs. Year Ago

Active Inventory

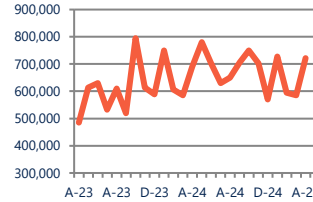
76



Up 38%
Vs. Year Ago

Median Sale Price

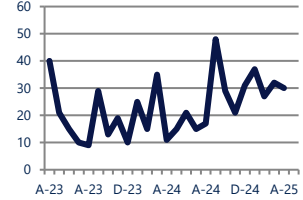
\$721,500



Up 5%
Vs. Year Ago

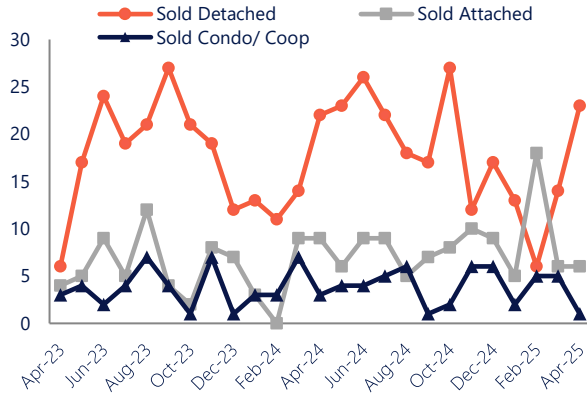
Days On Market

30



Up
Vs. Year Ago

Units Sold*



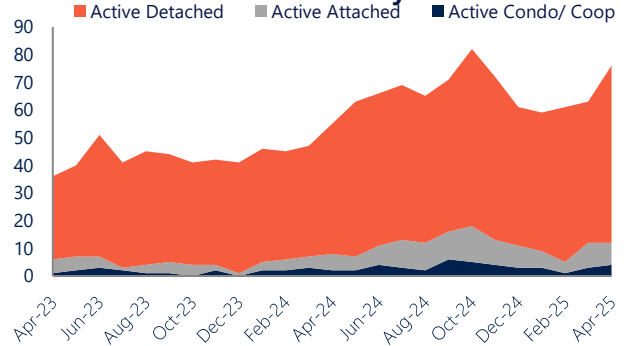
Units Sold

There was an increase in total units sold in April, with 30 sold this month in Glen Mills, Chadds Ford, and Thornton versus 25 last month, an increase of 20%. This month's total units sold was lower than at this time last year, a decrease of 12% versus April 2024.

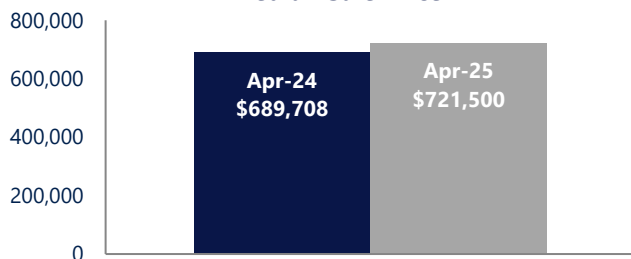
Active Inventory

Versus last year, the total number of homes available this month is higher by 21 units or 38%. The total number of active inventory this April was 76 compared to 55 in April 2024. This month's total of 76 is higher than the previous month's total supply of available inventory of 63, an increase of 21%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Glen Mills, Chadds Ford, and Thornton Homes was \$689,708. This April, the median sale price was \$721,500, an increase of 5% or \$31,792 compared to last year. The current median sold price is 23% 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.

Glen Mills, Chadds Ford, and Thornton are defined as properties listed in zip code/s 19342, 19317, 19373 and 19319.

*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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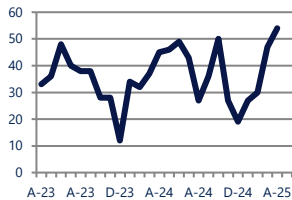
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APRIL 2025

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New Listings

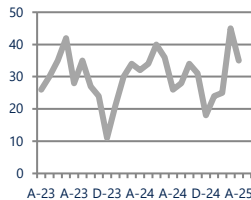
54



Up 20%
Vs. Year Ago

Current Contracts

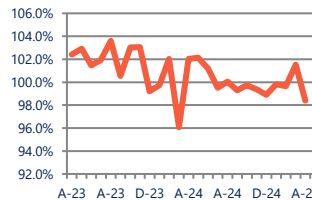
35



Up 9%
Vs. Year Ago

Sold Vs. List Price

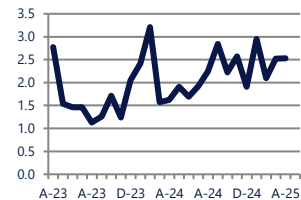
98.4%



Down -3.5%
Vs. Year Ago

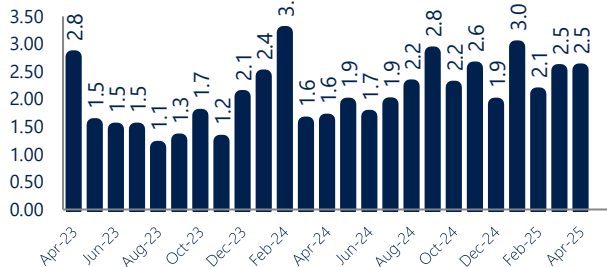
Months of Supply

2.5



Up 56%
Vs. Year Ago

Months Of Supply



Months of Supply

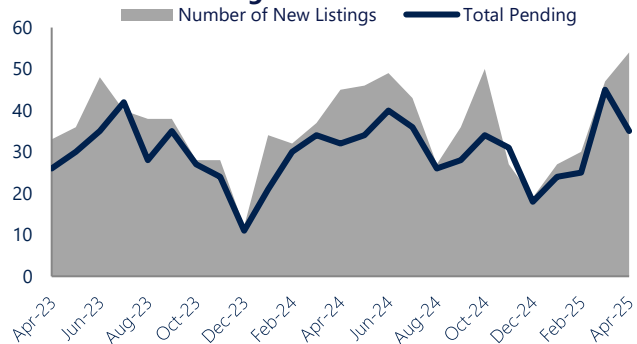
In April, there was 2.5 months of supply available in Glen Mills, Chadds Ford, and Thornton, compared to 1.6 in April 2024. That is an increase of 57% versus a year ago.

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.

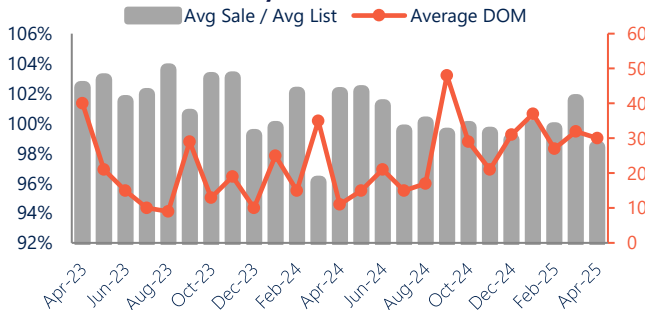
New Listings & Current Contracts

This month there were 54 homes newly listed for sale in Glen Mills, Chadds Ford, and Thornton compared to 45 in April 2024, an increase of 20%. There were 35 current contracts pending sale this April compared to 32 a year ago. The number of current contracts is 9% 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 Glen Mills, Chadds Ford, and Thornton was 98.4% of the average list price, which is 3.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 30, higher than the average last year, which was 11. This increase was impacted by the limited number of sales.

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