

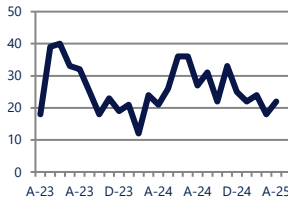
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **GLENSIDE HOUSING MARKET**

APRIL 2025

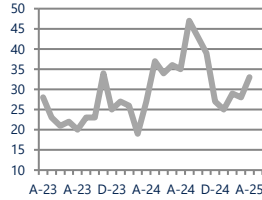
Zip Code(s): 19038

Units Sold
22



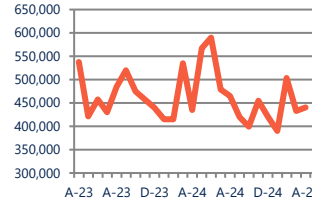
Up 5%
Vs. Year Ago

Active Inventory
33



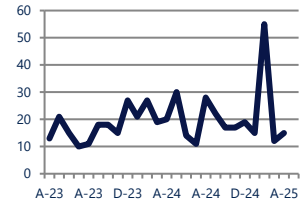
Up 22%
Vs. Year Ago

Median Sale Price
\$440,500



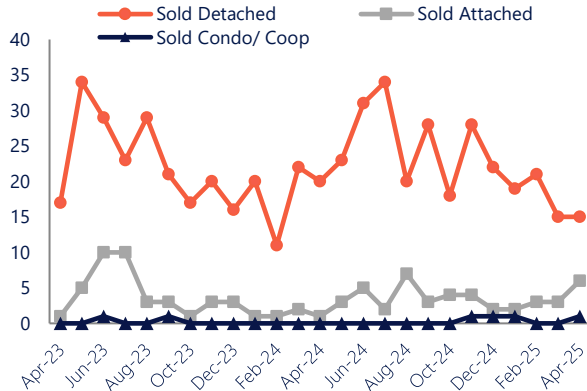
Up 1%
Vs. Year Ago

Days On Market
15



Down -25%
Vs. Year Ago

Units Sold*



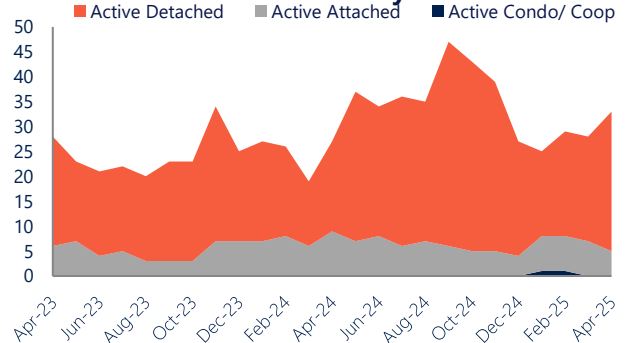
Units Sold

There was an increase in total units sold in April, with 22 sold this month in Glenside versus 18 last month, an increase of 22%. This month's total units sold was higher than at this time last year, an increase of 5% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 6 units or 22%. The total number of active inventory this April was 33 compared to 27 in April 2024. This month's total of 33 is higher than the previous month's total supply of available inventory of 28, an increase of 18%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Glenside Homes was \$435,000. This April, the median sale price was \$440,500, an increase of 1% or \$5,500 compared to last year. The current median sold price is 2% 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.

Glenside are defined as properties listed in zip code/s 19038.

*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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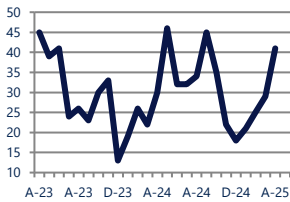
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APRIL 2025

Zip Code(s): 19038

New Listings

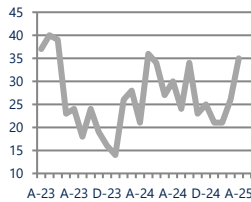
41



Up 37%
Vs. Year Ago

Current Contracts

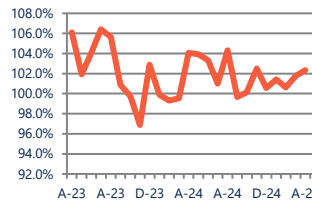
35



Up 67%
Vs. Year Ago

Sold Vs. List Price

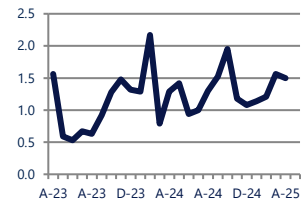
102.3%



Down -1.7%
Vs. Year Ago

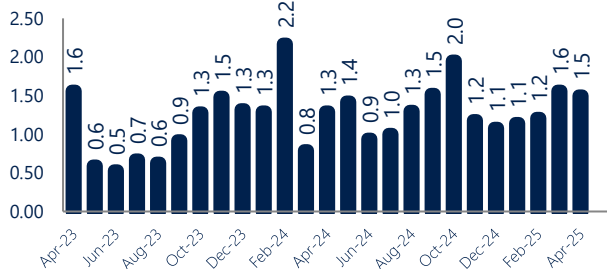
Months of Supply

1.5



Up 16%
Vs. Year Ago

Months Of Supply



Months of Supply

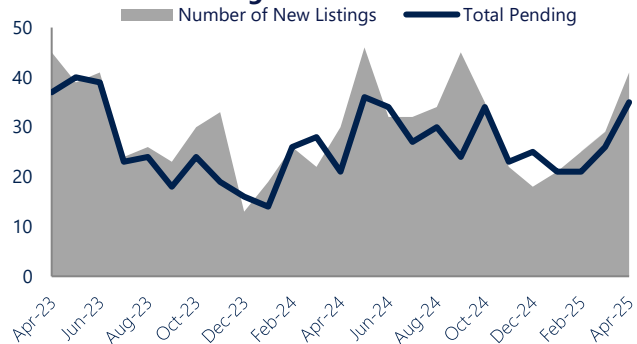
In April, there was 1.5 months of supply available in Glenside, compared to 1.3 in April 2024. That is an increase of 17% versus a year ago.

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.

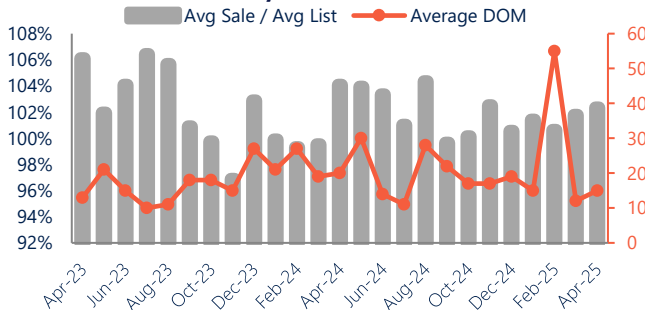
New Listings & Current Contracts

This month there were 41 homes newly listed for sale in Glenside compared to 30 in April 2024, an increase of 37%. There were 35 current contracts pending sale this April compared to 21 a year ago. The number of current contracts is 67% 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 Glenside was 102.3% 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 15, lower than the average last year, which was 20, a decrease of 25%.

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