

# THE LONG & FOSTER MARKET MINUTE™

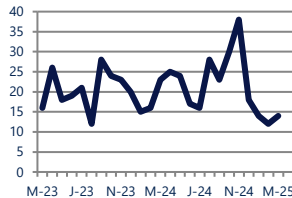
FOCUS ON: **BETHANY AND FENWICK HOUSING MARKET**

MARCH 2025

Zip Code(s): 19930, 19944

## Units Sold

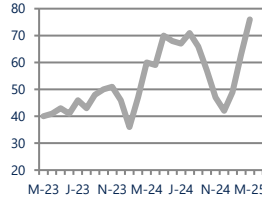
14



**Down**  
Vs. Year Ago

## Active Inventory

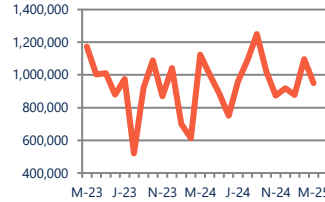
76



**Up 27%**  
Vs. Year Ago

## Median Sale Price

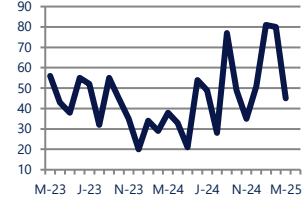
\$950,000



**Down -15%**  
Vs. Year Ago

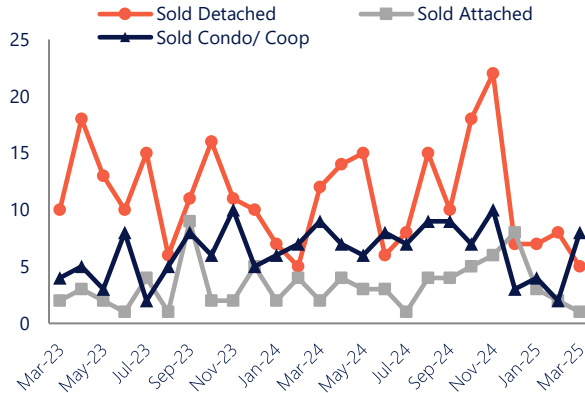
## Days On Market

45



**Up 18%**  
Vs. Year Ago

### Units Sold\*



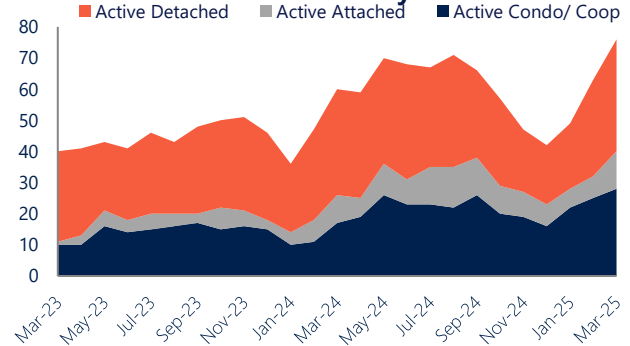
## Units Sold

With relatively few transactions, there was an increase in total units sold in March, with 14 sold this month in Bethany and Fenwick. This month's total units sold was lower than at this time last year, a decrease from March 2024.

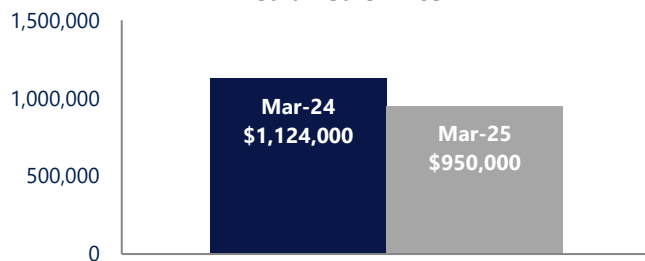
## Active Inventory

Versus last year, the total number of homes available this month is higher by 16 units or 27%. The total number of active inventory this March was 76 compared to 60 in March 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 March, the median sale price for Bethany and Fenwick Homes was \$1,124,000. This March, the median sale price was \$950,000, a decrease of 15% or \$174,000 compared to last year. The current median sold price is 13% lower than in February.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Bethany and Fenwick are defined as properties listed in zip code/s 19930, 19944.

\*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.

**LONG & FOSTER**  
REAL ESTATE



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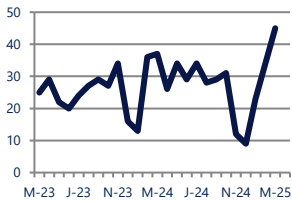
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MARCH 2025

Zip Code(s): 19930, 19944

## New Listings

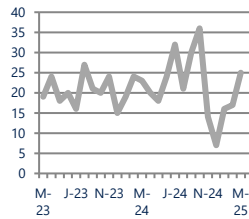
45



**Up 22%**  
Vs. Year Ago

## Current Contracts

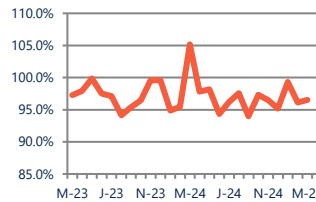
25



**Up 9%**  
Vs. Year Ago

## Sold Vs. List Price

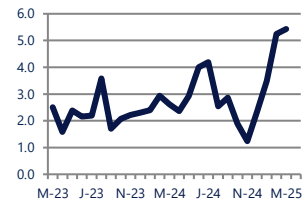
96.5%



**Down**  
Vs. Year Ago

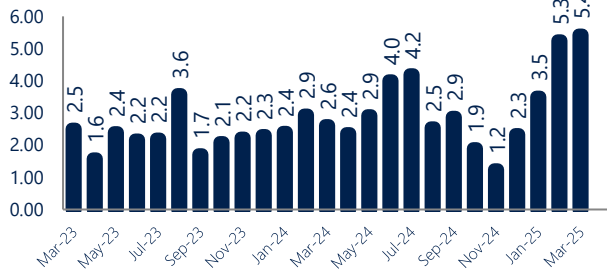
## Months of Supply

5.4



**Up 108%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

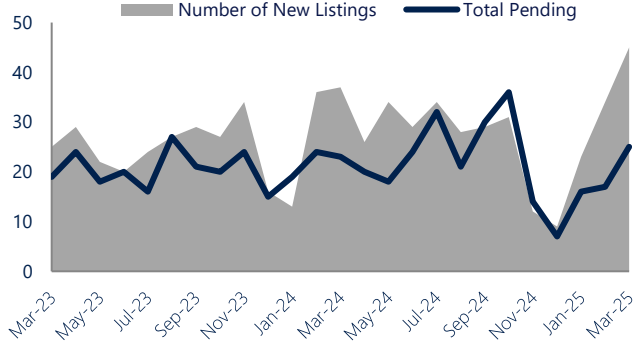
In March, there was 5.4 months of supply available in Bethany and Fenwick, compared to 2.6 in March 2024. That is an increase of 108% versus a year ago.

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.

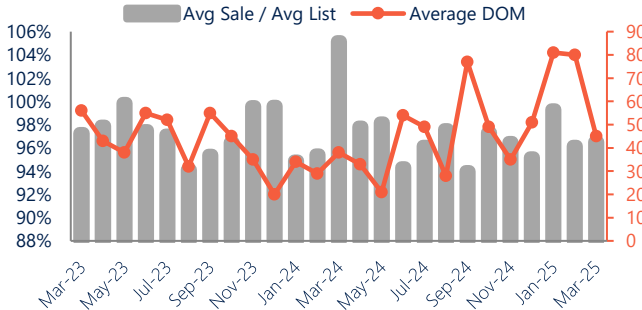
## New Listings & Current Contracts

This month there were 45 homes newly listed for sale in Bethany and Fenwick compared to 37 in March 2024, an increase of 22%. There were 25 current contracts pending sale this March compared to 23 a year ago. The number of current contracts is 9% higher than last March.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In March, the average sale price in Bethany and Fenwick was 96.5% of the average list price, which is lower than at this time last year.

## Days On Market

This month, the average number of days on market was 45, higher than the average last year, which was 38, an increase of 18%.

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