

THE LONG & FOSTER MARKET MINUTE™

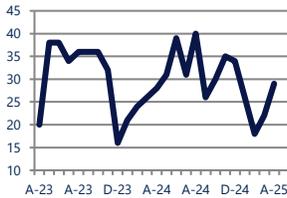
FOCUS ON: **DEVONSHIRE, ARDEN, AND CLAYMONT HOUSING MARKET**

APRIL 2025

Zip Code(s): 19810 and 19703

Units Sold

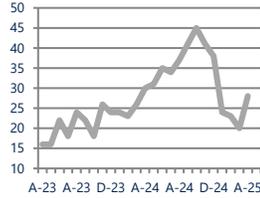
29



Up 4%
Vs. Year Ago

Active Inventory

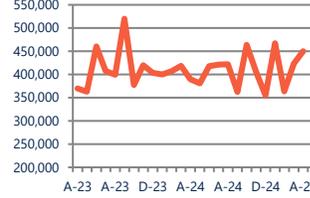
28



Down -7%
Vs. Year Ago

Median Sale Price

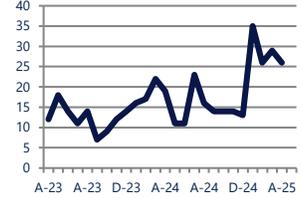
\$450,000



Up 15%
Vs. Year Ago

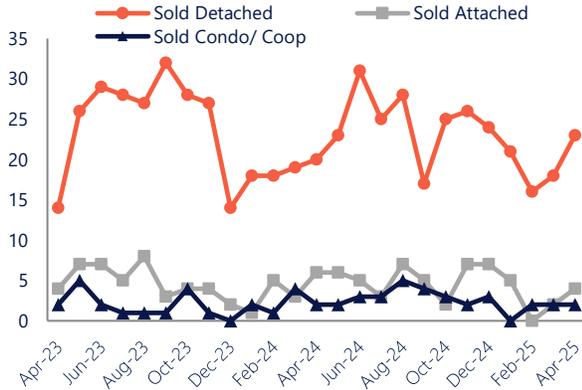
Days On Market

26



Up 37%
Vs. Year Ago

Units Sold*



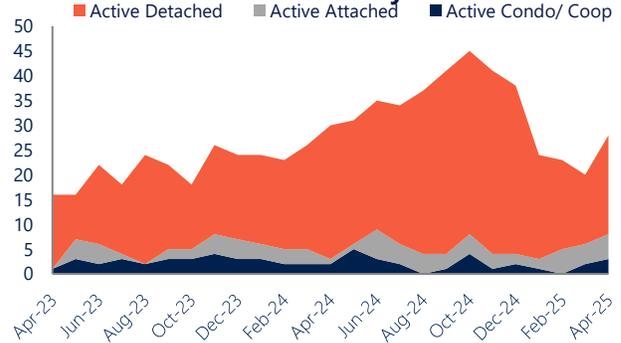
Units Sold

There was an increase in total units sold in April, with 29 sold this month in Devonshire, Arden, and Claymont versus 22 last month, an increase of 32%. This month's total units sold was higher than at this time last year, an increase of 4% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 2 units or 7%. The total number of active inventory this April was 28 compared to 30 in April 2024. This month's total of 28 is higher than the previous month's total supply of available inventory of 20, an increase of 40%.

Active Inventory*



Median Sale Price

Last April, the median sale price for Devonshire, Arden, and Claymont Homes was \$390,000. This April, the median sale price was \$450,000, an increase of 15% or \$60,000 compared to last year. The current median sold price is 6% higher than in March.

Median Sale Price



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

Devonshire, Arden, and Claymont are defined as properties listed in zip code/s 19810 and 19703.

*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.

THE LONG & FOSTER MARKET MINUTE™

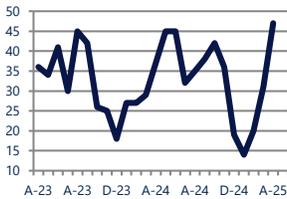
FOCUS ON: **DEVONSHIRE, ARDEN, AND CLAYMONT HOUSING MARKET**

APRIL 2025

Zip Code(s): 19810 and 19703

New Listings

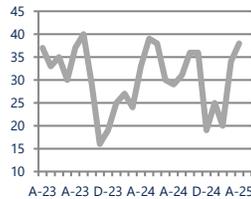
47



Up 27%
Vs. Year Ago

Current Contracts

38



Up 15%
Vs. Year Ago

Sold Vs. List Price

101.2%



No Change
Vs. Year Ago

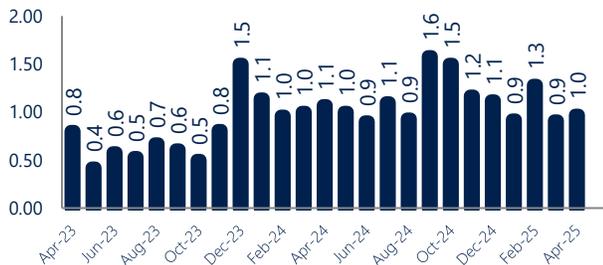
Months of Supply

1.0



Down -9%
Vs. Year Ago

Months Of Supply



Months of Supply

In April, there was 1.0 months of supply available in Devonshire, Arden, and Claymont, compared to 1.1 in April 2024. That is a decrease of 10% 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 47 homes newly listed for sale in Devonshire, Arden, and Claymont compared to 37 in April 2024, an increase of 27%. There were 38 current contracts pending sale this April compared to 33 a year ago. The number of current contracts is 15% 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 Devonshire, Arden, and Claymont was 101.2% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 26, higher than the average last year, which was 19, an increase of 37%.

Devonshire, Arden, and Claymont are defined as properties listed in zip code/s 19810 and 19703.

*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.