

THE LONG & FOSTER MARKET MINUTE™

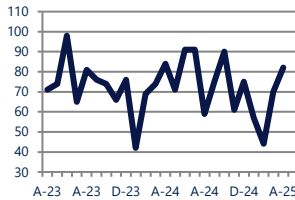
FOCUS ON: **ELSMERE, KENTMERE, AND GLENVILLE HOUSING MARKET**

APRIL 2025

Zip Code(s): 19805, 19804 and 19806

Units Sold

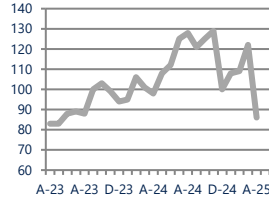
82



Down -2%
Vs. Year Ago

Active Inventory

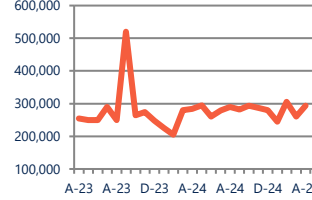
86



Down -12%
Vs. Year Ago

Median Sale Price

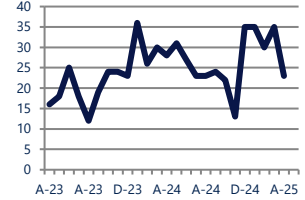
\$293,500



Up 3%
Vs. Year Ago

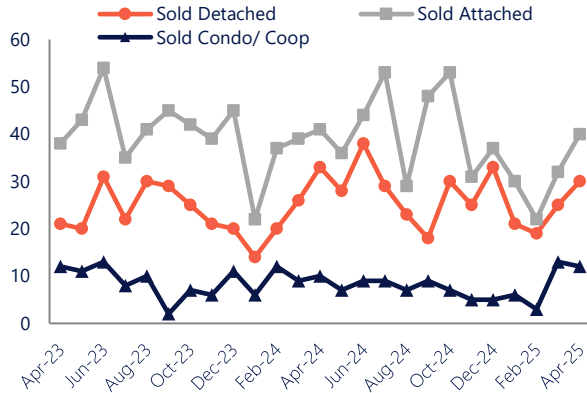
Days On Market

23



Down -18%
Vs. Year Ago

Units Sold*



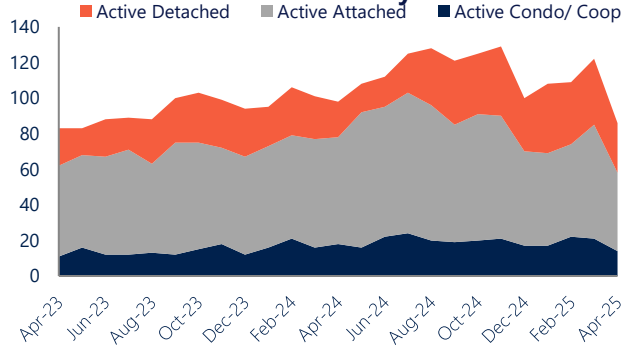
Units Sold

There was an increase in total units sold in April, with 82 sold this month in Elsmere, Kentmere, and Glenville versus 70 last month, an increase of 17%. This month's total units sold was lower than at this time last year, a decrease of 2% versus April 2024.

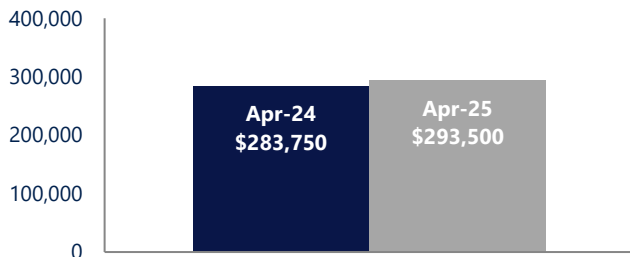
Active Inventory

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 86 compared to 98 in April 2024. This month's total of 86 is lower than the previous month's total supply of available inventory of 122, a decrease of 30%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Elsmere, Kentmere, and Glenville Homes was \$283,750. This April, the median sale price was \$293,500, an increase of 3% or \$9,750 compared to last year. The current median sold price is 13% 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.

Elsmere, Kentmere, and Glenville are defined as properties listed in zip code/s 19805, 19804 and 19806.

*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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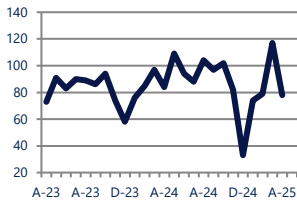
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APRIL 2025

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New Listings

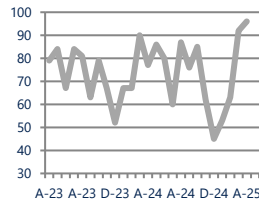
78



Down -7%
Vs. Year Ago

Current Contracts

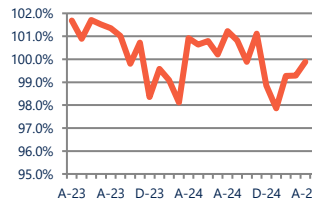
96



Up 25%
Vs. Year Ago

Sold Vs. List Price

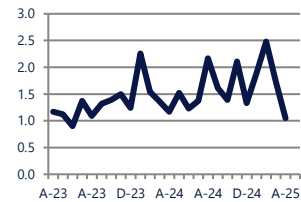
99.9%



Down -1%
Vs. Year Ago

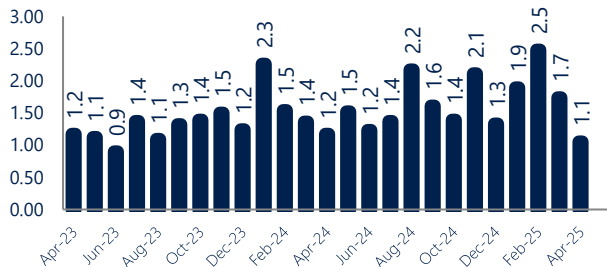
Months of Supply

1.1



Down -10%
Vs. Year Ago

Months Of Supply



Months of Supply

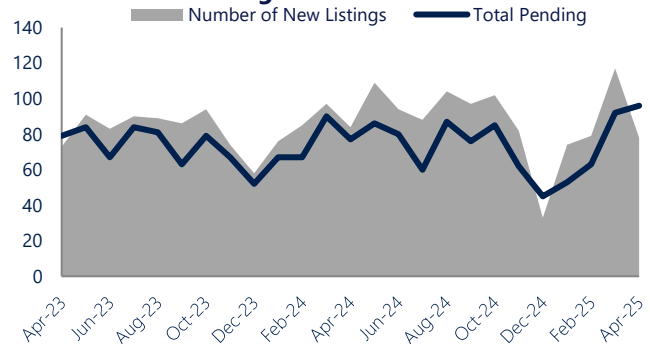
In April, there was 1.0 months of supply available in Elsmere, Kentmere, and Glenville, compared to 1.2 in April 2024. That is a decrease of 10% versus a year ago.

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.

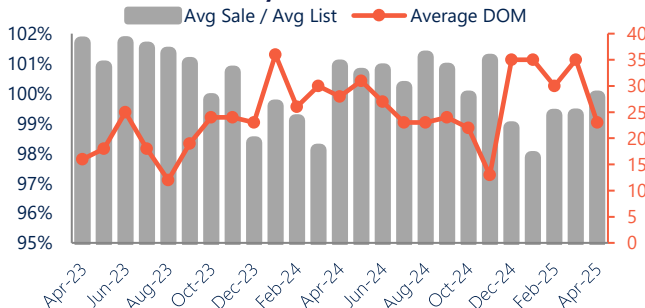
New Listings & Current Contracts

This month there were 78 homes newly listed for sale in Elsmere, Kentmere, and Glenville compared to 84 in April 2024, a decrease of 7%. There were 96 current contracts pending sale this April compared to 77 a year ago. The number of current contracts is 25% 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 Elsmere, Kentmere, and Glenville was 99.9% of the average list price, which is 1.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 23, lower than the average last year, which was 28, a decrease of 18%.

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