

# THE LONG & FOSTER MARKET MINUTE™

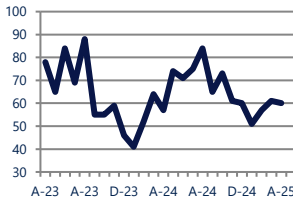
FOCUS ON: FELTON, CAMDEN WYOMING, AND SOUTHERN KENT COUNTY HOUSING MARKET

APRIL 2025

Zip Code(s): 19934, 19962, 19952, 19946, 19954, 19979, 19980 and 19943

## Units Sold

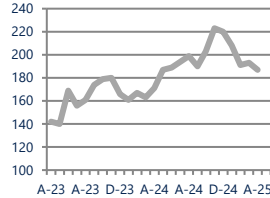
60



Up 5%  
Vs. Year Ago

## Active Inventory

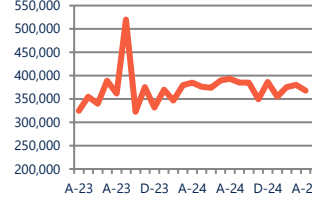
187



Up 9%  
Vs. Year Ago

## Median Sale Price

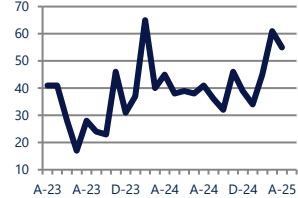
\$367,500



Down -5%  
Vs. Year Ago

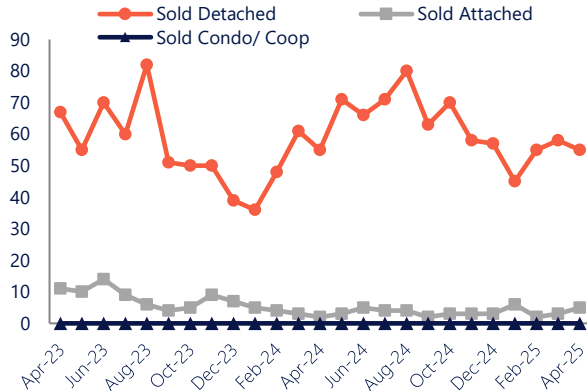
## Days On Market

55



Up 22%  
Vs. Year Ago

### Units Sold\*



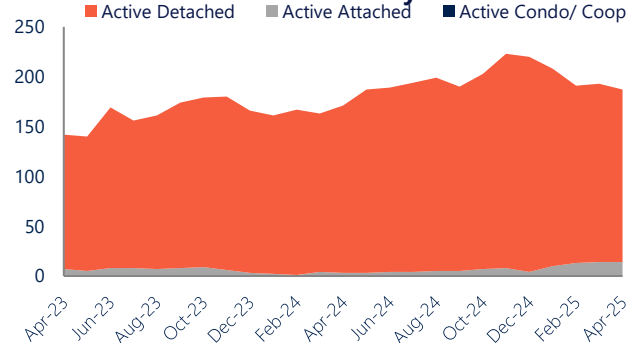
## Units Sold

There was a decrease in total units sold in April, with 60 sold this month in Felton, Camden Wyoming, and Southern Kent County versus 61 last month, a decrease of 2%. 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 16 units or 9%. The total number of active inventory this April was 187 compared to 171 in April 2024. This month's total of 187 is lower than the previous month's total supply of available inventory of 193, a decrease of 3%.

### Active Inventory\*



### Median Sale Price



## Median Sale Price

Last April, the median sale price for Felton, Camden Wyoming, and Southern Kent County Homes was \$385,000. This April, the median sale price was \$367,500, a decrease of 5% or \$17,500 compared to last year. The current median sold price is 3% lower 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.

Felton, Camden Wyoming, and Southern Kent County are defined as properties listed in zip code/s 19934, 19962, 19952, 19946, 19954, 19979, 19980 and 19943.

\*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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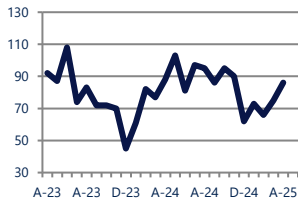
FOCUS ON: **FELTON, CAMDEN WYOMING, AND SOUTHERN KENT COUNTY HOUSING MARKET**

APRIL 2025

Zip Code(s): 19934, 19962, 19952, 19946, 19954, 19979, 19980 and 19943

## New Listings

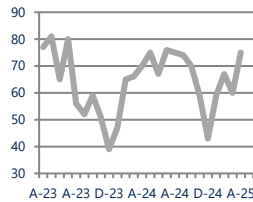
86



**Down -2%**  
Vs. Year Ago

## Current Contracts

75



**Up 7%**  
Vs. Year Ago

## Sold Vs. List Price

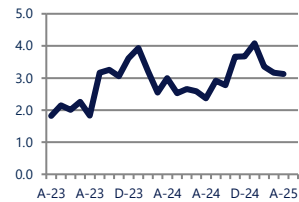
100.4%



**Up 1%**  
Vs. Year Ago

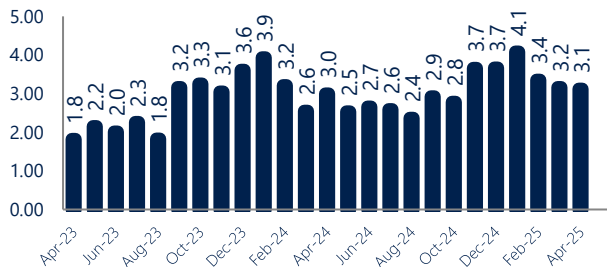
## Months of Supply

3.1



**Up 4%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

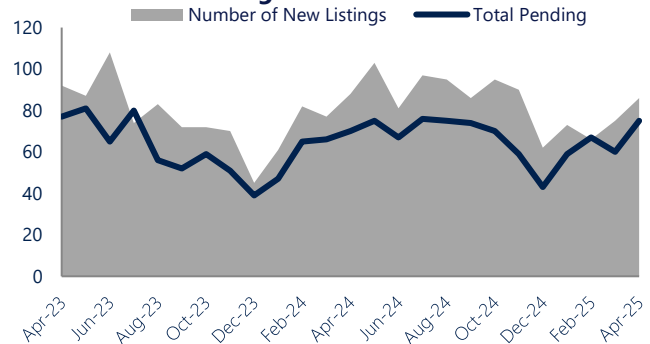
In April, there was 3.1 months of supply available in Felton, Camden Wyoming, and Southern Kent County, compared to 3.0 in April 2024. That is an increase of 4% versus a year ago.

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.

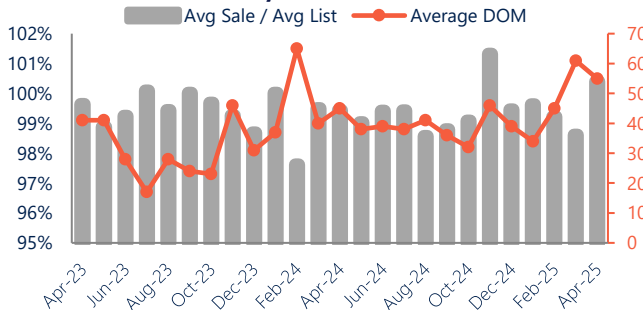
## New Listings & Current Contracts

This month there were 86 homes newly listed for sale in Felton, Camden Wyoming, and Southern Kent County compared to 88 in April 2024, a decrease of 2%. There were 75 current contracts pending sale this April compared to 70 a year ago. The number of current contracts is 7% 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 Felton, Camden Wyoming, and Southern Kent County was 100.4% of the average list price, which is 1.0% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 55, higher than the average last year, which was 45, an increase of 22%.

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