

# THE LONG & FOSTER MARKET MINUTE™

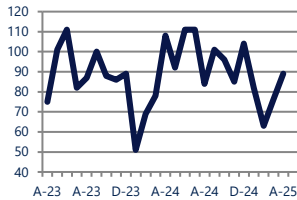
FOCUS ON: **PIKE CREEK, ELSMERE, AND NEWPORT HOUSING MARKET**

APRIL 2025

Zip Code(s): 19804, 19805 and 19808

## Units Sold

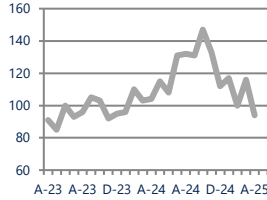
89



**Down -18%**  
Vs. Year Ago

## Active Inventory

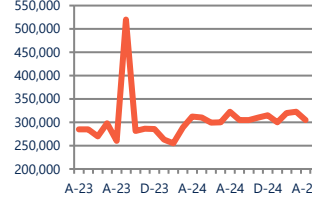
94



**Down -10%**  
Vs. Year Ago

## Median Sale Price

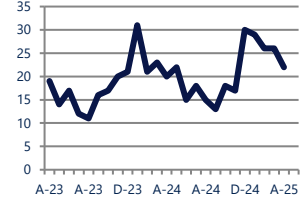
\$305,000



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

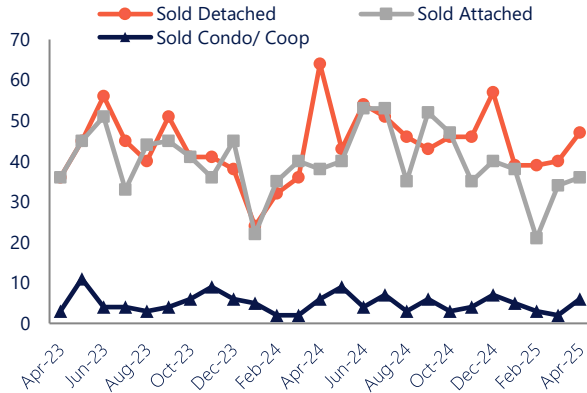
## Days On Market

22



**Up 10%**  
Vs. Year Ago

## Units Sold\*



## Units Sold

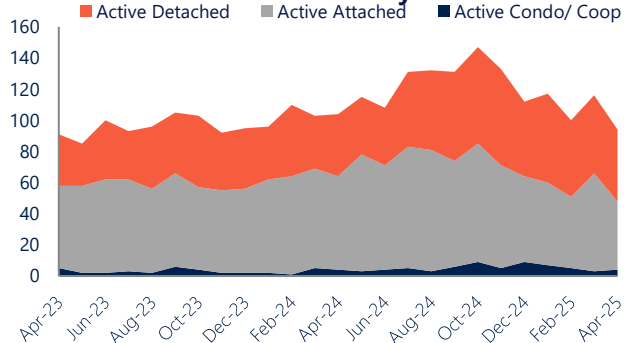
There was an increase in total units sold in April, with 89 sold this month in Pike Creek, Elsmere, and Newport versus 76 last month, an increase of 17%. This month's total units sold was lower than at this time last year, a decrease of 18% versus April 2024.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 10 units or 10%. The total number of active inventory this April was 94 compared to 104 in April 2024.

This month's total of 94 is lower than the previous month's total supply of available inventory of 116, a decrease of 19%.

## Active Inventory\*

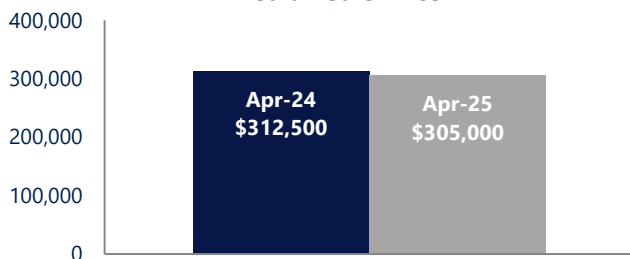


## Median Sale Price

Last April, the median sale price for Pike Creek, Elsmere, and Newport Homes was \$312,500. This April, the median sale price was \$305,000, a decrease of 2% or \$7,500 compared to last year. The current median sold price is 5% 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.

## Median Sale Price



Pike Creek, Elsmere, and Newport are defined as properties listed in zip code/s 19804, 19805 and 19808.

\*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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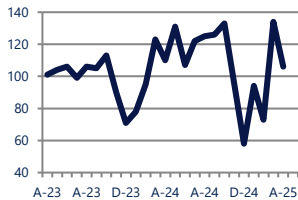
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APRIL 2025

Zip Code(s): 19804, 19805 and 19808

## New Listings

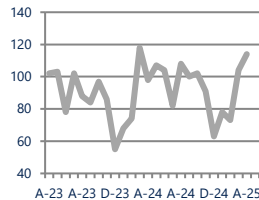
106



**Down -4%**  
Vs. Year Ago

## Current Contracts

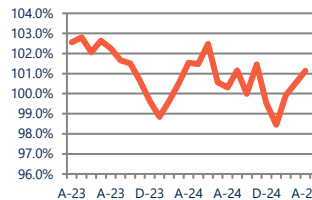
114



**Up 16%**  
Vs. Year Ago

## Sold Vs. List Price

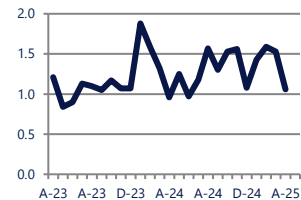
101.1%



**No Change**  
Vs. Year Ago

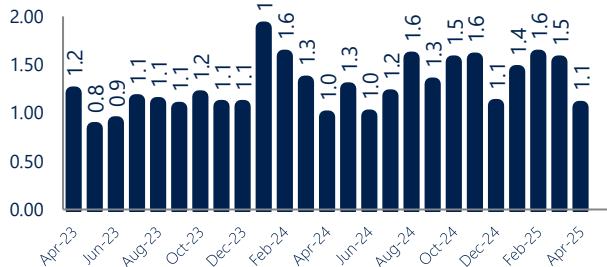
## Months of Supply

1.1



**No Change**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

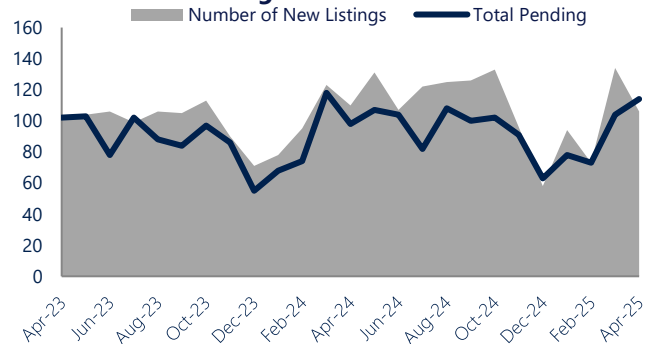
In April, there was 1.1 months of supply available in Pike Creek, Elsmere, and Newport. The amount of supply is similar compared to a year ago.

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.

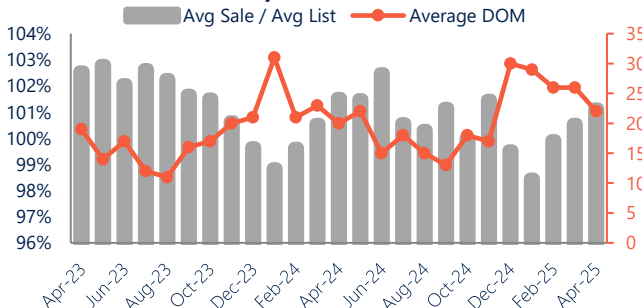
## New Listings & Current Contracts

This month there were 106 homes newly listed for sale in Pike Creek, Elsmere, and Newport compared to 110 in April 2024, a decrease of 4%. There were 114 current contracts pending sale this April compared to 98 a year ago. The number of current contracts is 16% 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 Pike Creek, Elsmere, and Newport was 101.1% 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 22, higher than the average last year, which was 20, an increase of 10%.

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