

THE LONG & FOSTER MARKET MINUTE™

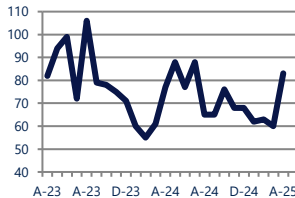
FOCUS ON: **WEST DOVER, CLAYTON, AND HARTLEY HOUSING MARKET**

APRIL 2025

Zip Code(s): 19904, 19938, 19953, 19901, 19936 and 19955

Units Sold

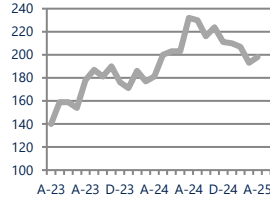
83



Up 8%
Vs. Year Ago

Active Inventory

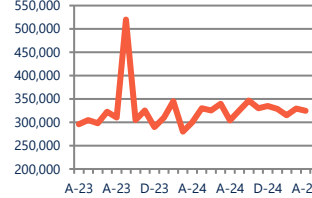
198



Up 9%
Vs. Year Ago

Median Sale Price

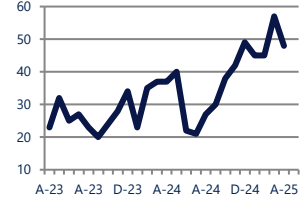
\$324,500



Up 8%
Vs. Year Ago

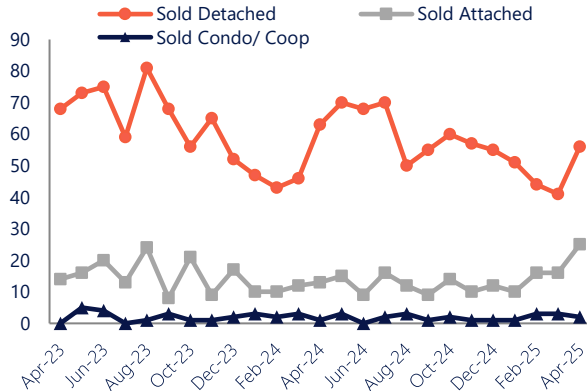
Days On Market

48



Up 30%
Vs. Year Ago

Units Sold*



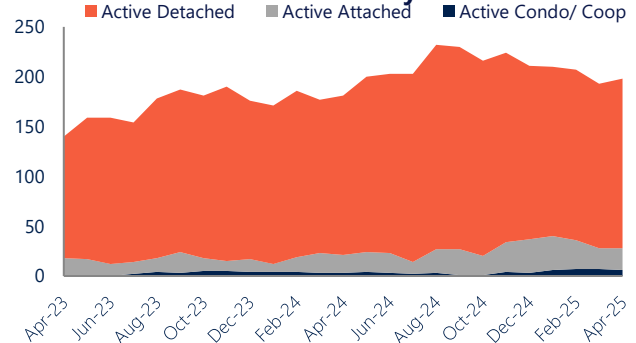
Units Sold

There was an increase in total units sold in April, with 83 sold this month in West Dover, Clayton, and Hartley. This month's total units sold was higher than at this time last year.

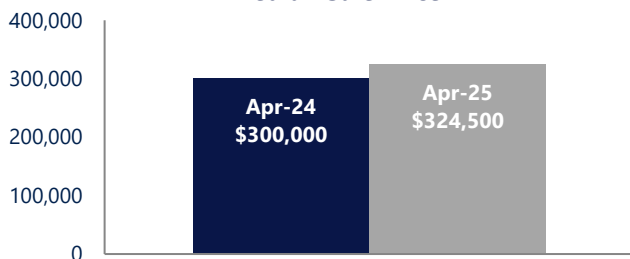
Active Inventory

Versus last year, the total number of homes available this month is higher by 17 units or 9%. The total number of active inventory this April was 198 compared to 181 in April 2024. This month's total of 198 is higher than the previous month's total supply of available inventory of 193, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for West Dover, Clayton, and Hartley Homes was \$300,000. This April, the median sale price was \$324,500, an increase of 8% or \$24,500 compared to last year. The current median sold price is 2% 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.

West Dover, Clayton, and Hartley are defined as properties listed in zip code/s 19904, 19938, 19953, 19901, 19936 and 19955.

*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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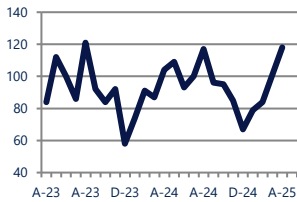
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APRIL 2025

Zip Code(s): 19904, 19938, 19953, 19901, 19936 and 19955

New Listings

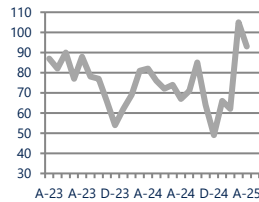
118



Up 13%
Vs. Year Ago

Current Contracts

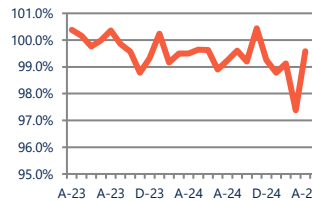
93



Up 13%
Vs. Year Ago

Sold Vs. List Price

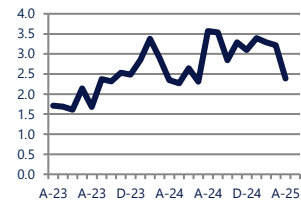
99.6%



No Change
Vs. Year Ago

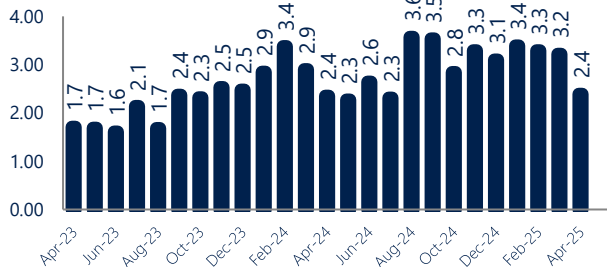
Months of Supply

2.4



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

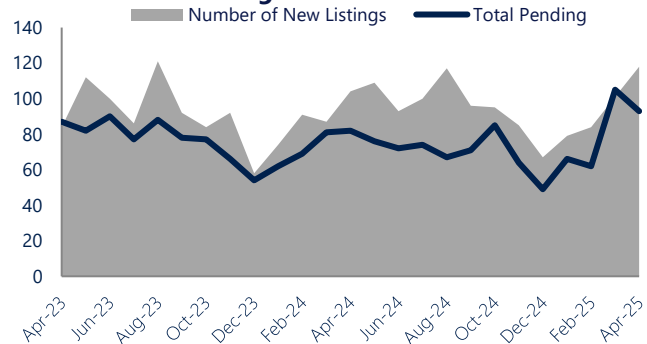
In April, there was 2.4 months of supply available in West Dover, Clayton, and Hartley. The amount of supply is similar compared to a year ago.

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.

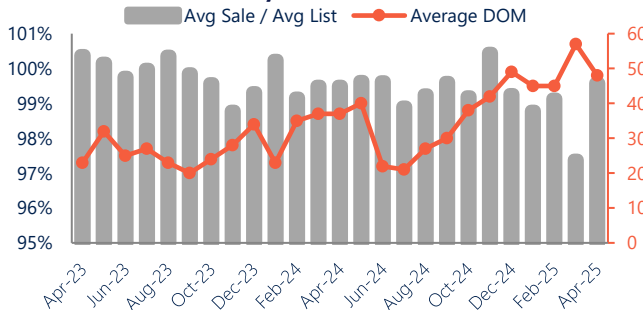
New Listings & Current Contracts

This month there were 118 homes newly listed for sale in West Dover, Clayton, and Hartley compared to 104 in April 2024, an increase of 13%. There were 93 current contracts pending sale this April compared to 82 a year ago. The number of current contracts is 13% 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 West Dover, Clayton, and Hartley was 99.6% 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 48, higher than the average last year, which was 37, an increase of 30%.

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