

# THE LONG & FOSTER MARKET MINUTE™

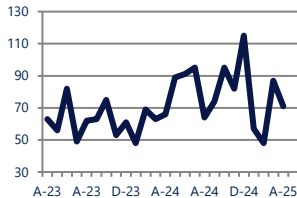
FOCUS ON: **CLINTON, BRANDYWINE, AND CHELTENHAM HOUSING MARKET**

APRIL 2025

Zip Code(s): 20735, 20613 and 20623

## Units Sold

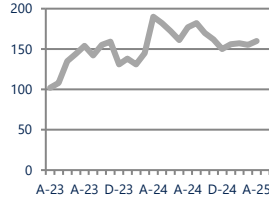
71



**Up 8%**  
Vs. Year Ago

## Active Inventory

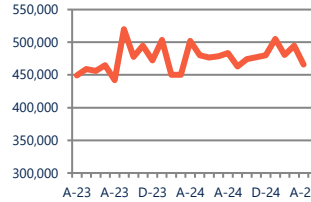
160



**Down -16%**  
Vs. Year Ago

## Median Sale Price

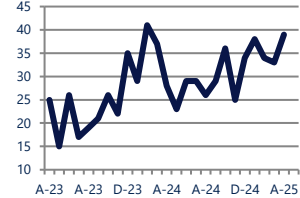
\$465,950



**Down -7%**  
Vs. Year Ago

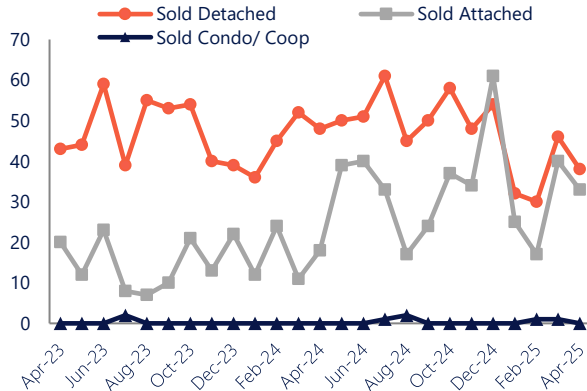
## Days On Market

39



**Up 39%**  
Vs. Year Ago

## Units Sold\*



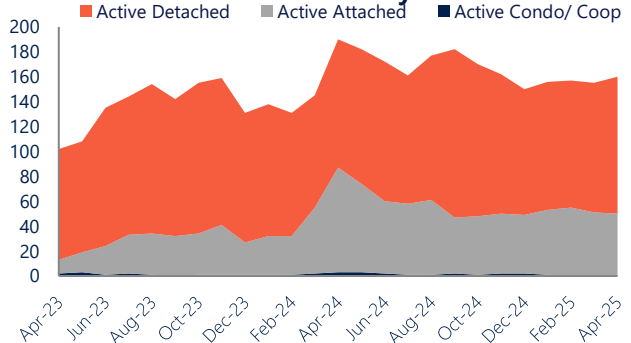
## Units Sold

There was a decrease in total units sold in April, with 71 sold this month in Clinton, Brandywine, and Cheltenham versus 87 last month, a decrease of 18%. This month's total units sold was higher than at this time last year, an increase of 8% versus April 2024.

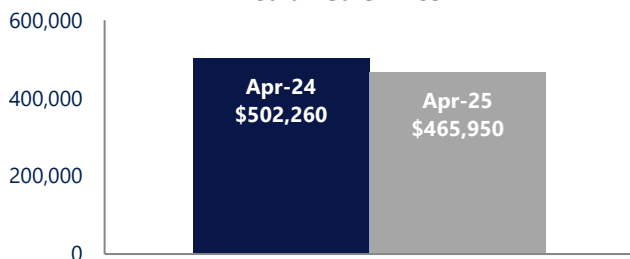
## Active Inventory

Versus last year, the total number of homes available this month is lower by 30 units or 16%. The total number of active inventory this April was 160 compared to 190 in April 2024. This month's total of 160 is higher than the previous month's total supply of available inventory of 155, an increase of 3%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Clinton, Brandywine, and Cheltenham Homes was \$502,260. This April, the median sale price was \$465,950, a decrease of 7% or \$36,310 compared to last year. The current median sold price is 6% 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.

Clinton, Brandywine, and Cheltenham are defined as properties listed in zip code/s 20735, 20613 and 20623.

\*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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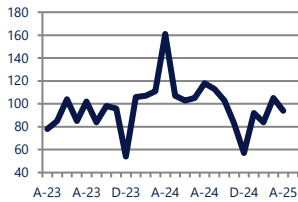
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APRIL 2025

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## New Listings

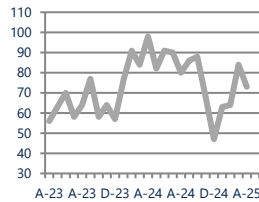
94



Down -42%  
Vs. Year Ago

## Current Contracts

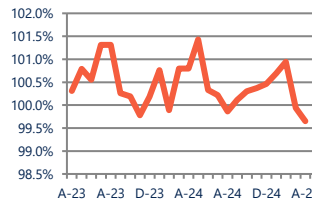
73



Down -26%  
Vs. Year Ago

## Sold Vs. List Price

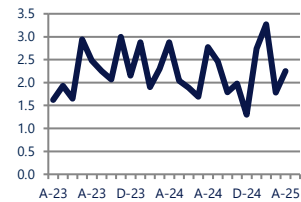
99.7%



Down -1.1%  
Vs. Year Ago

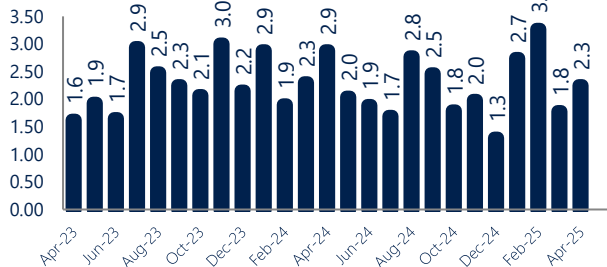
## Months of Supply

2.3



Down -22%  
Vs. Year Ago

## Months Of Supply



## Months of Supply

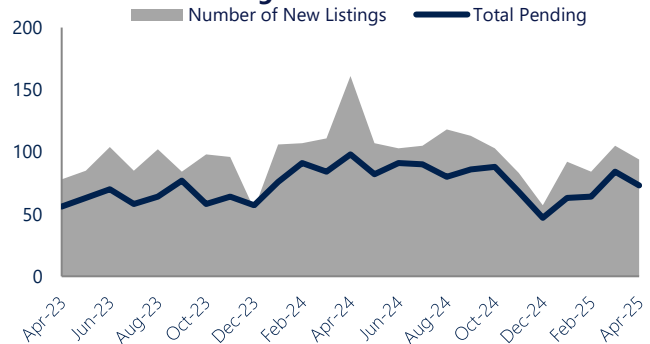
In April, there was 2.3 months of supply available in Clinton, Brandywine, and Cheltenham, compared to 2.9 in April 2024. That is a decrease of 22% versus a year ago.

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.

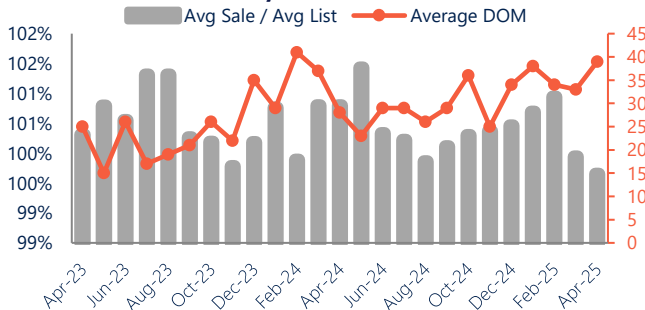
## New Listings & Current Contracts

This month there were 94 homes newly listed for sale in Clinton, Brandywine, and Cheltenham compared to 161 in April 2024, a decrease of 42%. There were 73 current contracts pending sale this April compared to 98 a year ago. The number of current contracts is 26% lower 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 Clinton, Brandywine, and Cheltenham was 99.7% of the average list price, which is 1.2% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 39, higher than the average last year, which was 28, an increase of 39%.

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