

THE LONG & FOSTER MARKET MINUTE™

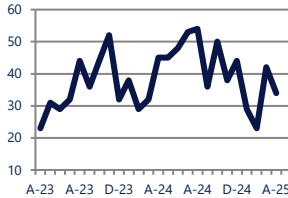
FOCUS ON: **ASTON AND BROOKHAVEN HOUSING MARKET**

APRIL 2025

Zip Code(s): 19014, 19015 and 19017

Units Sold

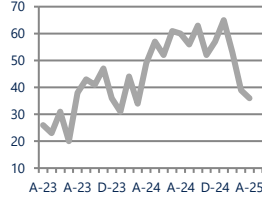
34



Down -24%
Vs. Year Ago

Active Inventory

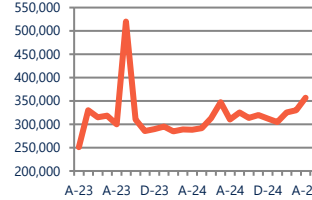
36



Down -27%
Vs. Year Ago

Median Sale Price

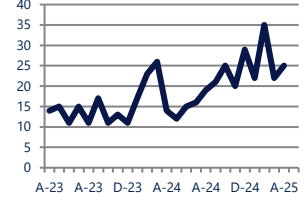
\$357,000



Up 24%
Vs. Year Ago

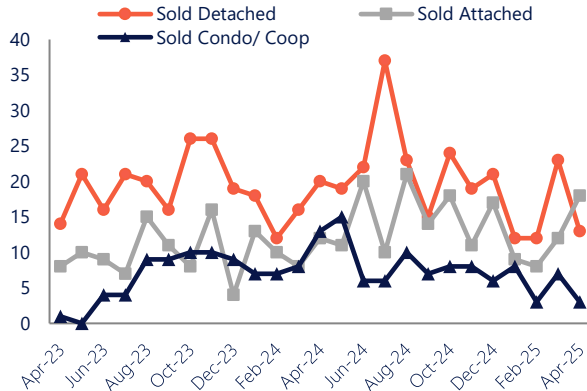
Days On Market

25



Up
Vs. Year Ago

Units Sold*



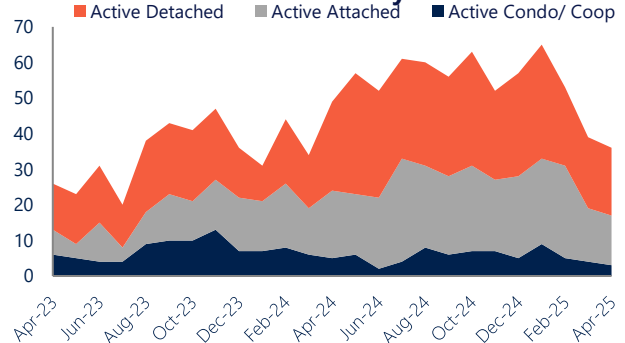
Units Sold

There was a decrease in total units sold in April, with 34 sold this month in Aston and Brookhaven versus 42 last month, a decrease of 19%. This month's total units sold was lower than at this time last year, a decrease of 24% versus April 2024.

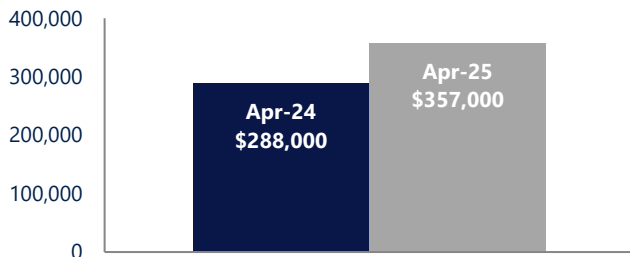
Active Inventory

Versus last year, the total number of homes available this month is lower by 13 units or 27%. The total number of active inventory this April was 36 compared to 49 in April 2024. This month's total of 36 is lower than the previous month's total supply of available inventory of 39, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Aston and Brookhaven Homes was \$288,000. This April, the median sale price was \$357,000, an increase of 24% or \$69,000 compared to last year. The current median sold price is 8% 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.

Aston and Brookhaven are defined as properties listed in zip code/s 19014, 19015 and 19017.

*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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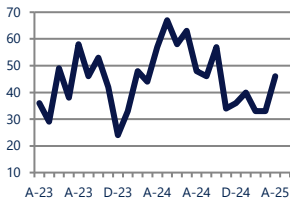
FOCUS ON: **ASTON AND BROOKHAVEN HOUSING MARKET**

APRIL 2025

Zip Code(s): 19014, 19015 and 19017

New Listings

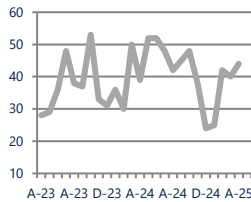
46



Down -19%
Vs. Year Ago

Current Contracts

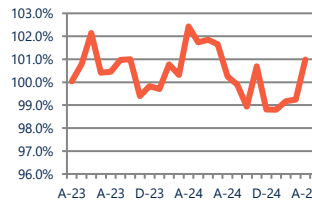
44



Up 13%
Vs. Year Ago

Sold Vs. List Price

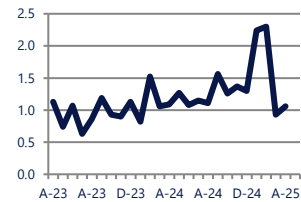
101.0%



Down -1.4%
Vs. Year Ago

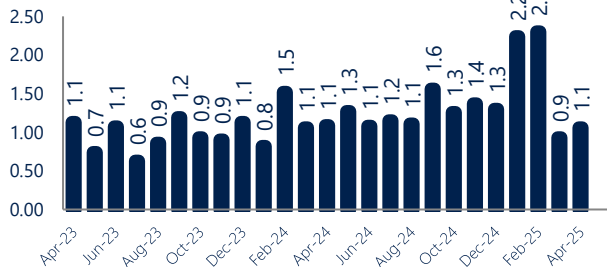
Months of Supply

1.1



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

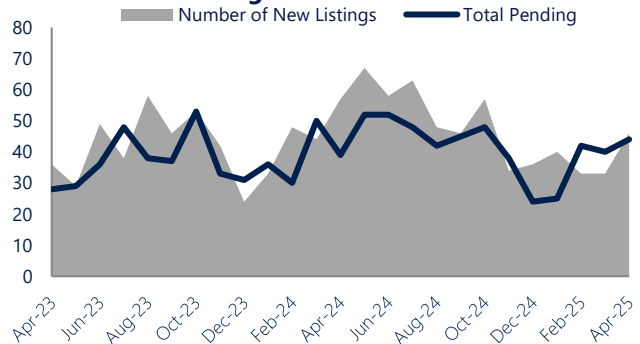
In April, there was 1.1 months of supply available in Aston and Brookhaven. The amount of supply is similar compared to a year ago.

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.

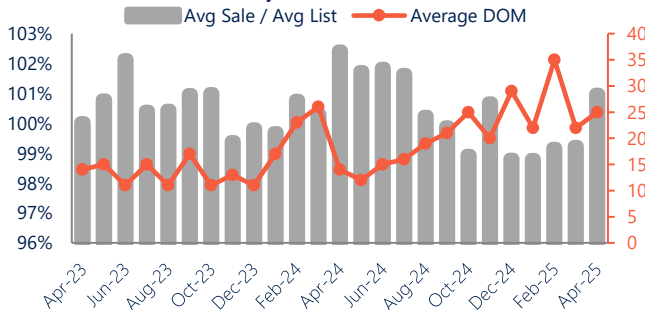
New Listings & Current Contracts

This month there were 46 homes newly listed for sale in Aston and Brookhaven compared to 57 in April 2024, a decrease of 19%. There were 44 current contracts pending sale this April compared to 39 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 Aston and Brookhaven was 101.0% of the average list price, which is 1.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 25, higher than the average last year, which was 14. This increase was impacted by the limited number of sales.

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