

THE LONG & FOSTER MARKET MINUTE™

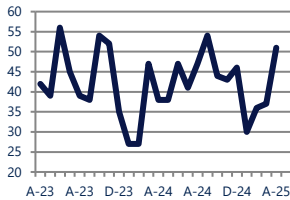
FOCUS ON: **CHESTER, RIDLEY PARK, WOODLYN HOUSING MARKET**

APRIL 2025

Zip Code(s): 19013, 19078, 19094, 19022, 19029 and 19076

Units Sold

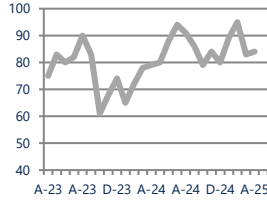
51



Up 34%
Vs. Year Ago

Active Inventory

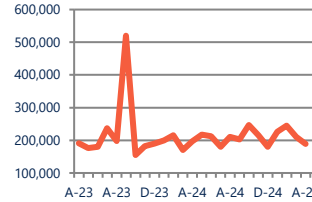
84



Up 6%
Vs. Year Ago

Median Sale Price

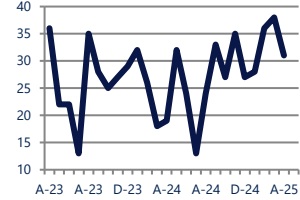
\$189,400



Down -4%
Vs. Year Ago

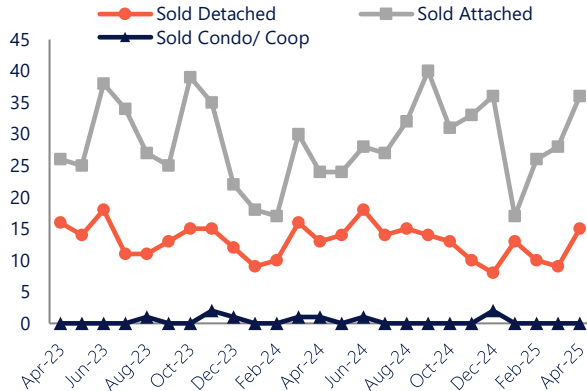
Days On Market

31



Up 63%
Vs. Year Ago

Units Sold*



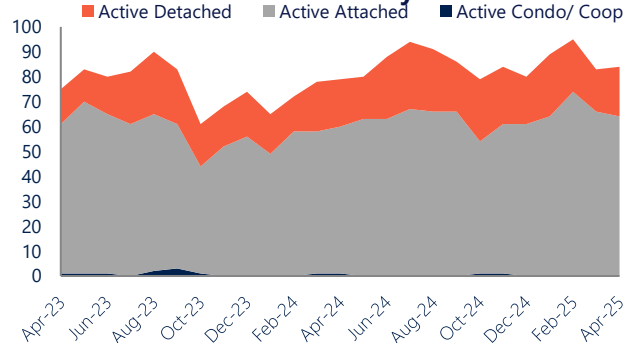
Units Sold

There was an increase in total units sold in April, with 51 sold this month in Chester, Ridley Park, Woodlyn. This month's total units sold was higher than at this time last year.

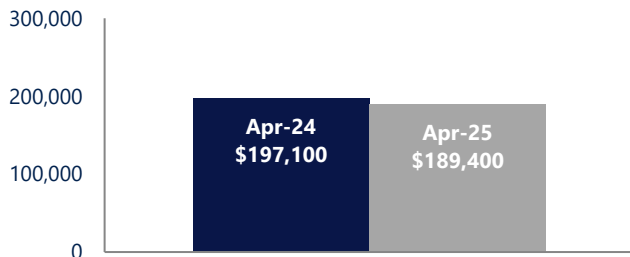
Active Inventory

Versus last year, the total number of homes available this month is higher by 5 units or 6%. The total number of active inventory this April was 84 compared to 79 in April 2024. This month's total of 84 is higher than the previous month's total supply of available inventory of 83, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Chester, Ridley Park, Woodlyn Homes was \$197,100. This April, the median sale price was \$189,400, a decrease of 4% or \$7,700 compared to last year. The current median sold price is 10% 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.

Chester, Ridley Park, Woodlyn are defined as properties listed in zip code/s 19013, 19078, 19094, 19022, 19029 and 19076.

*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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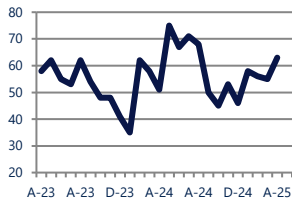
FOCUS ON: **CHESTER, RIDLEY PARK, WOODLYN HOUSING MARKET**

APRIL 2025

Zip Code(s): 19013, 19078, 19094, 19022, 19029 and 19076

New Listings

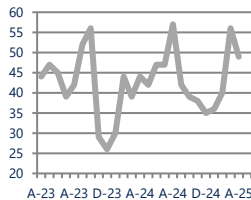
63



Up 24%
Vs. Year Ago

Current Contracts

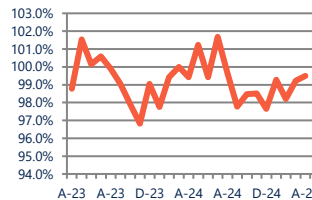
49



Up 11%
Vs. Year Ago

Sold Vs. List Price

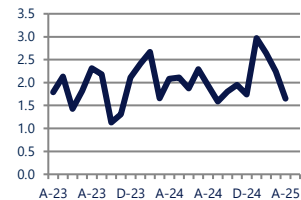
99.5%



No Change
Vs. Year Ago

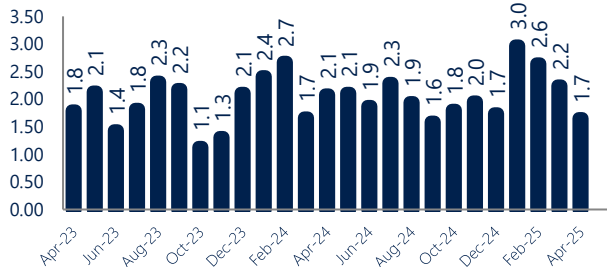
Months of Supply

1.7



Down -21%
Vs. Year Ago

Months Of Supply



Months of Supply

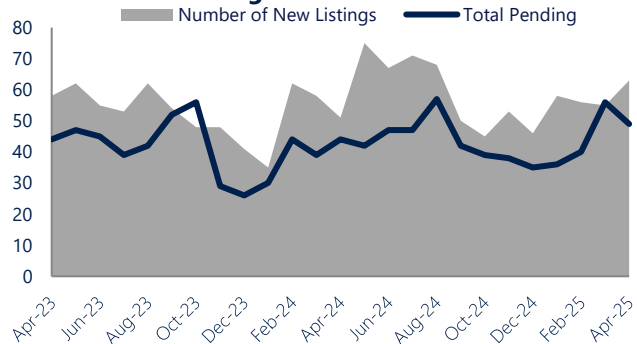
In April, there was 1.6 months of supply available in Chester, Ridley Park, Woodlyn, compared to 2.1 in April 2024. That is a decrease of 21% versus a year ago.

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.

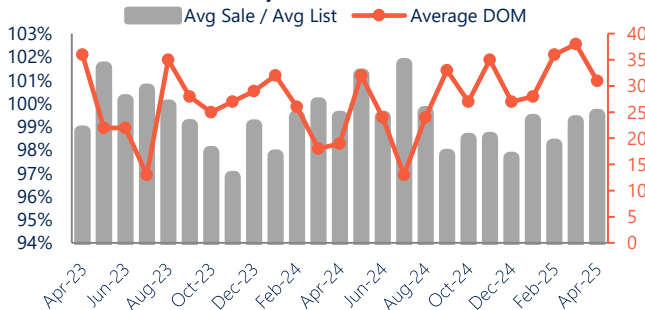
New Listings & Current Contracts

This month there were 63 homes newly listed for sale in Chester, Ridley Park, Woodlyn compared to 51 in April 2024, an increase of 24%. There were 49 current contracts pending sale this April compared to 44 a year ago. The number of current contracts is 11% 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 Chester, Ridley Park, Woodlyn was 99.5% 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 31, higher than the average last year, which was 19, an increase of 63%.

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