

THE LONG & FOSTER MARKET MINUTE™

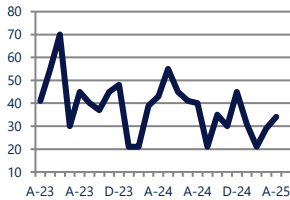
FOCUS ON: **CLIFTON HEIGHTS, GLENOLDEN, AND HOLMES HOUSING MARKET**

APRIL 2025

Zip Code(s): 19018, 19036 and 19043

Units Sold

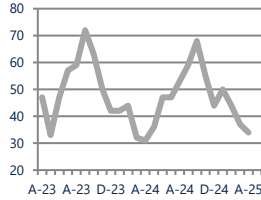
34



Down -21%
Vs. Year Ago

Active Inventory

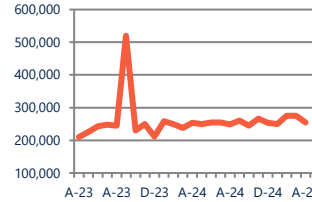
34



Up 10%
Vs. Year Ago

Median Sale Price

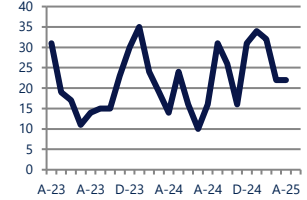
\$254,950



No Change
Vs. Year Ago

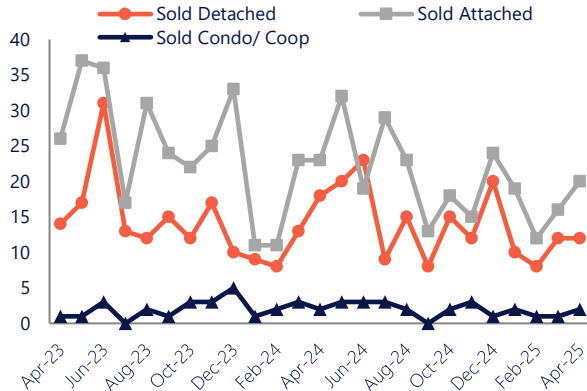
Days On Market

22



Up
Vs. Year Ago

Units Sold*



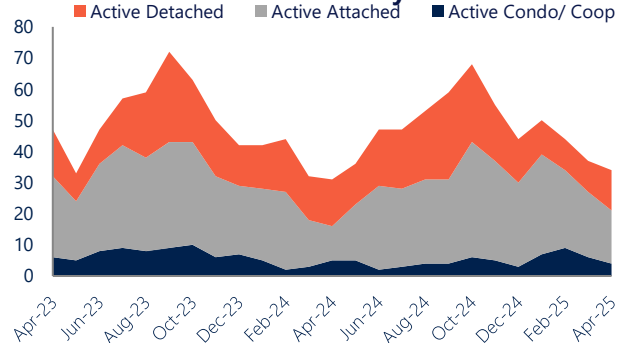
Units Sold

There was an increase in total units sold in April, with 34 sold this month in Clifton Heights, Glenolden, and Holmes versus 29 last month, an increase of 17%. This month's total units sold was lower than at this time last year, a decrease of 21% versus April 2024.

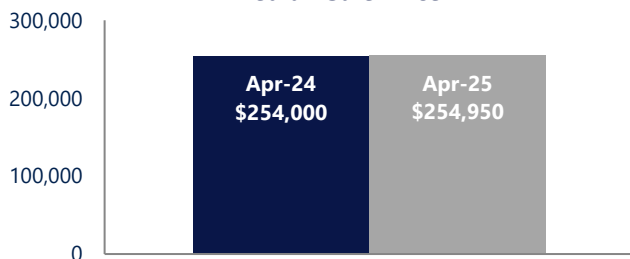
Active Inventory

Versus last year, the total number of homes available this month is higher by 3 units or 10%. The total number of active inventory this April was 34 compared to 31 in April 2024. This month's total of 34 is lower than the previous month's total supply of available inventory of 37, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Clifton Heights, Glenolden, and Holmes Homes was \$254,000. This April, the median sale price was \$254,950, which is similar compared to a year ago. The current median sold price is 7% 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.

Clifton Heights, Glenolden, and Holmes are defined as properties listed in zip code/s 19018, 19036 and 19043.

*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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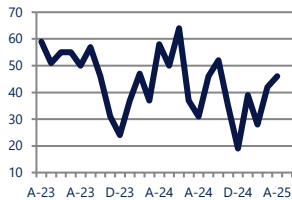
FOCUS ON: **CLIFTON HEIGHTS, GLENOLDEN, AND HOLMES HOUSING MARKET**

APRIL 2025

Zip Code(s): 19018, 19036 and 19043

New Listings

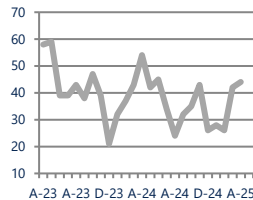
46



Down -21%
Vs. Year Ago

Current Contracts

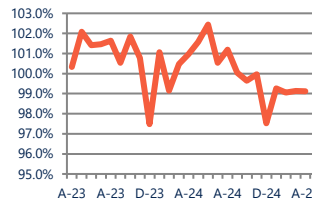
44



Down -19%
Vs. Year Ago

Sold Vs. List Price

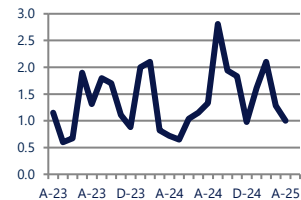
99.1%



Down -1.8%
Vs. Year Ago

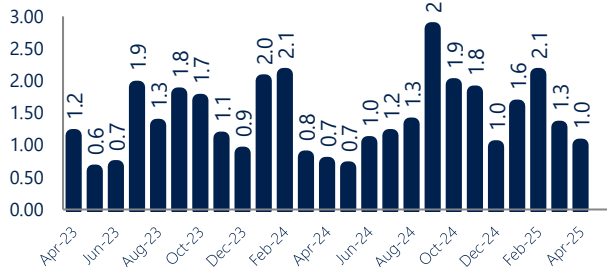
Months of Supply

1.0



Up 39%
Vs. Year Ago

Months Of Supply



Months of Supply

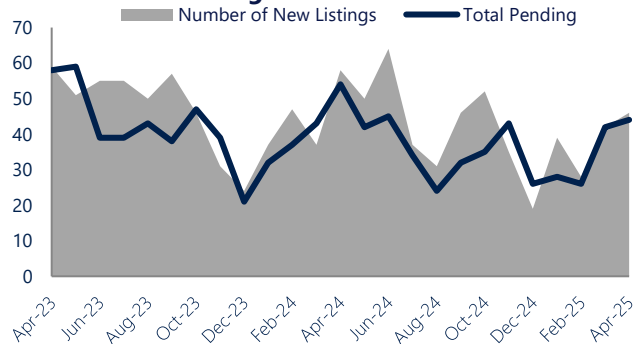
In April, there was 1.0 months of supply available in Clifton Heights, Glenolden, and Holmes, compared to 0.7 in April 2024. That is an increase of 39% versus a year ago.

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.

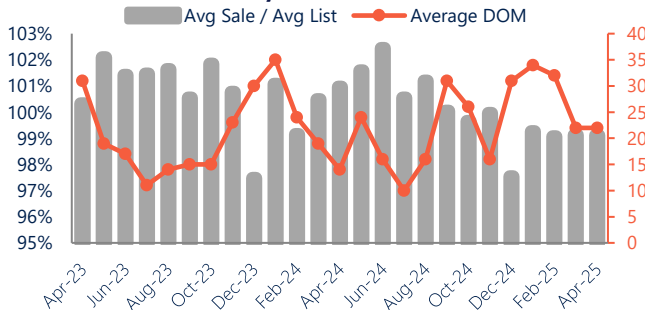
New Listings & Current Contracts

This month there were 46 homes newly listed for sale in Clifton Heights, Glenolden, and Holmes compared to 58 in April 2024, a decrease of 21%. There were 44 current contracts pending sale this April compared to 54 a year ago. The number of current contracts is 19% 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 Clifton Heights, Glenolden, and Holmes was 99.1% of the average list price, which is 1.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 22, higher than the average last year, which was 14. This increase was impacted by the limited number of sales.

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