

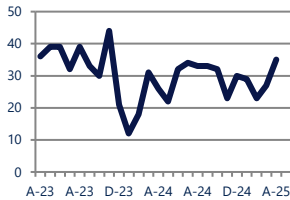
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **DREXEL HILL HOUSING MARKET**

APRIL 2025

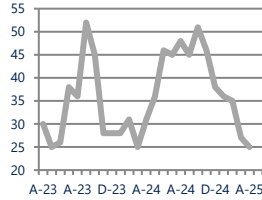
Zip Code(s): 19026

Units Sold
35



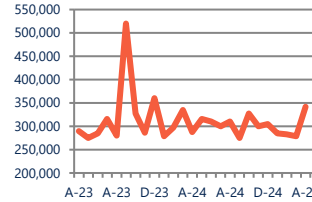
Up 35%
Vs. Year Ago

Active Inventory
25



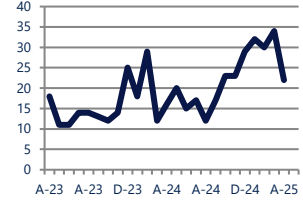
Down -19%
Vs. Year Ago

Median Sale Price
\$342,000



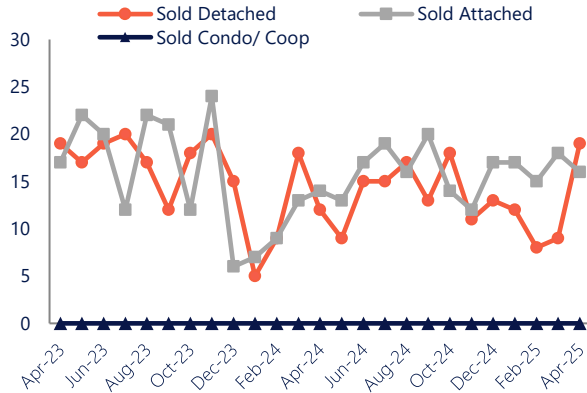
Up 19%
Vs. Year Ago

Days On Market
22



Up 38%
Vs. Year Ago

Units Sold*



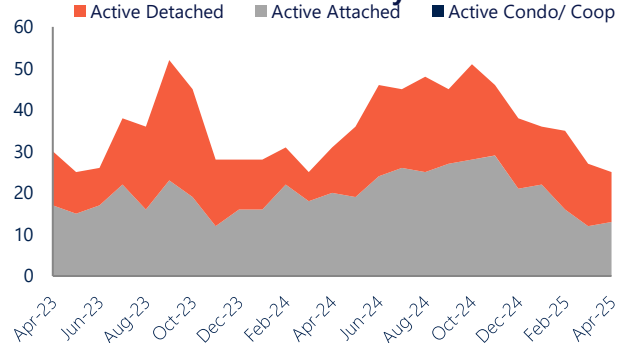
Units Sold

There was an increase in total units sold in April, with 35 sold this month in Drexel Hill versus 27 last month, an increase of 30%. This month's total units sold was higher than at this time last year, an increase of 35% versus April 2024.

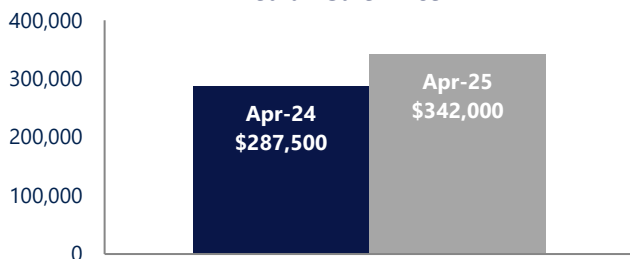
Active Inventory

Versus last year, the total number of homes available this month is lower by 6 units or 19%. The total number of active inventory this April was 25 compared to 31 in April 2024. This month's total of 25 is lower than the previous month's total supply of available inventory of 27, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Drexel Hill Homes was \$287,500. This April, the median sale price was \$342,000, an increase of 19% or \$54,500 compared to last year. The current median sold price is 23% 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.

Drexel Hill are defined as properties listed in zip code/s 19026.

*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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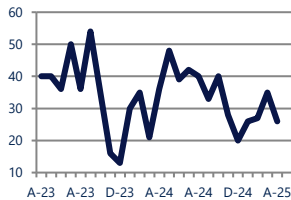
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APRIL 2025

Zip Code(s): 19026

New Listings

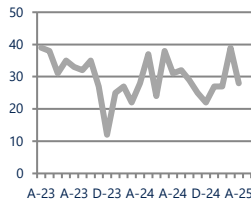
26



Down -28%
Vs. Year Ago

Current Contracts

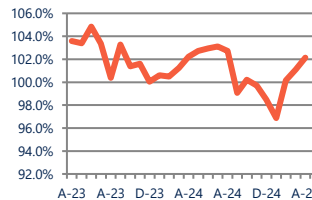
28



No Change
Vs. Year Ago

Sold Vs. List Price

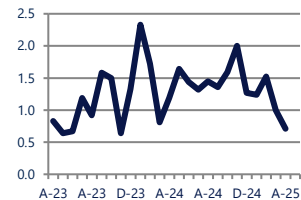
102.1%



No Change
Vs. Year Ago

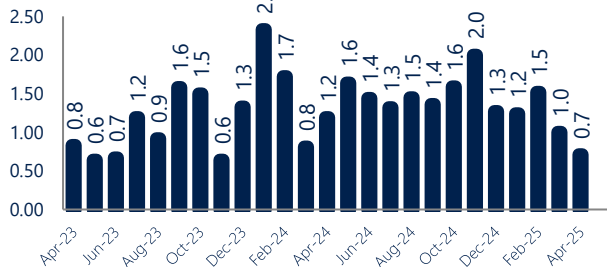
Months of Supply

0.7



Down -40%
Vs. Year Ago

Months Of Supply



Months of Supply

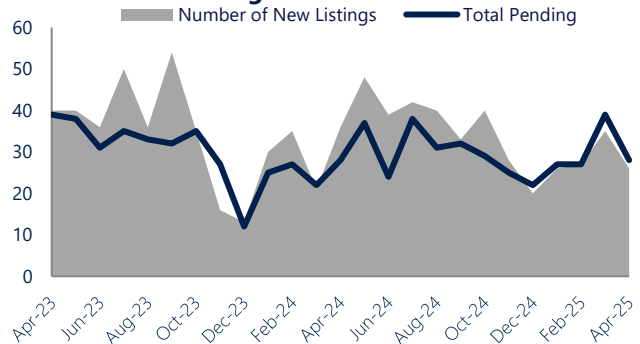
In April, there was 0.7 months of supply available in Drexel Hill, compared to 1.2 in April 2024. That is a decrease of 40% versus a year ago.

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.

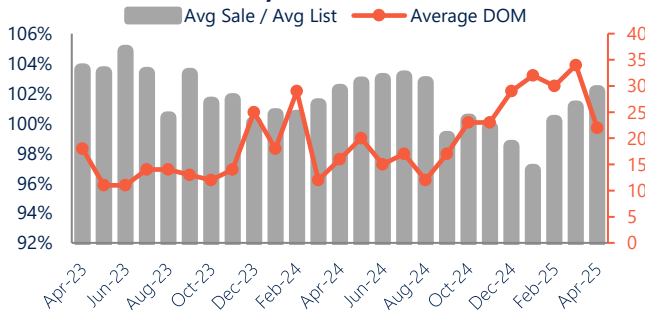
New Listings & Current Contracts

This month there were 26 homes newly listed for sale in Drexel Hill compared to 36 in April 2024, a decrease of 28%. There were 28 current contracts pending sale this April, consistent with the volume a year ago. The number of current contracts is 28% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Drexel Hill was 102.1% 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 22, higher than the average last year, which was 16, an increase of 38%.

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