

THE LONG & FOSTER MARKET MINUTE™

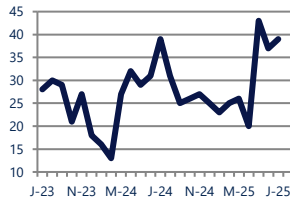
FOCUS ON: **GARNET VALLEY AND GLEN MILLS HOUSING MARKET**

JULY 2025

Zip Code(s): 19060 and 19342

Units Sold

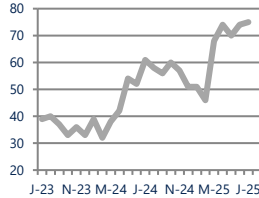
39



No Change
Vs. Year Ago

Active Inventory

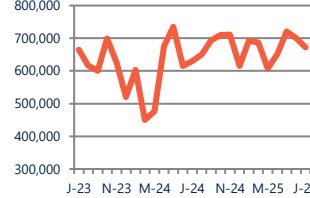
75



Up 23%
Vs. Year Ago

Median Sale Price

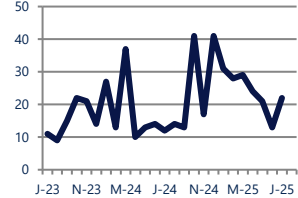
\$672,015



Up 7%
Vs. Year Ago

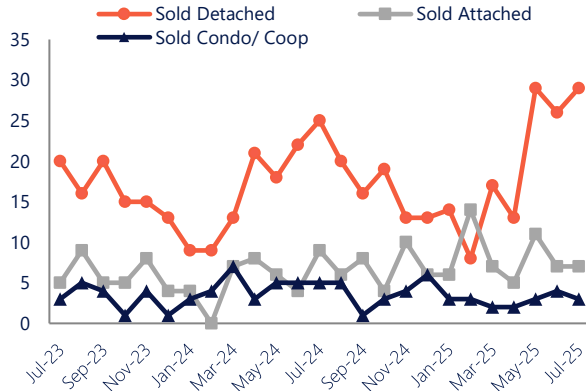
Days On Market

22



Up
Vs. Year Ago

Units Sold*



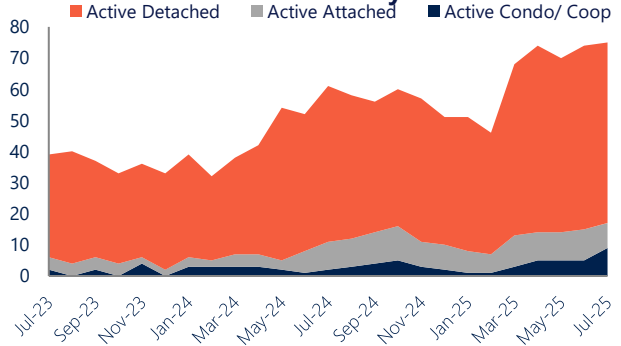
Units Sold

There was an increase in total units sold in July, with 39 sold this month in Garnet Valley and Glen Mills, an increase of 5%. This month's total units sold is similar compared to a year ago.

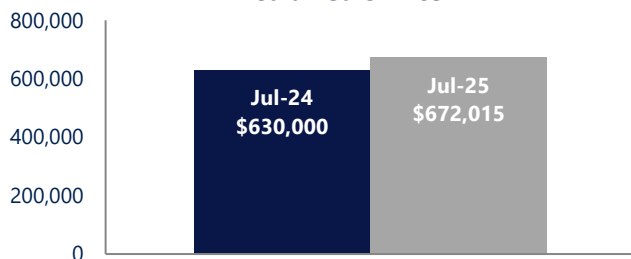
Active Inventory

Versus last year, the total number of homes available this month is higher by 14 units or 23%. The total number of active inventory this July was 75 compared to 61 in July 2024. This month's total of 75 is higher than the previous month's total supply of available inventory of 74, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Garnet Valley and Glen Mills Homes was \$630,000. This July, the median sale price was \$672,015, an increase of 7% or \$42,015 compared to last year. The current median sold price is 4% lower than in June.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

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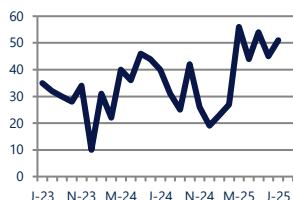
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JULY 2025

Zip Code(s): 19060 and 19342

New Listings

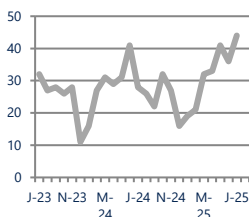
51



Up 27%
Vs. Year Ago

Current Contracts

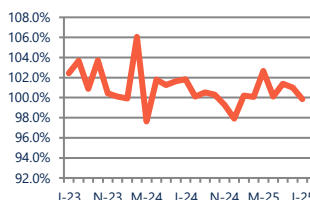
44



Up 57%
Vs. Year Ago

Sold Vs. List Price

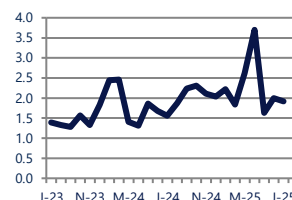
99.9%



Down -1.9%
Vs. Year Ago

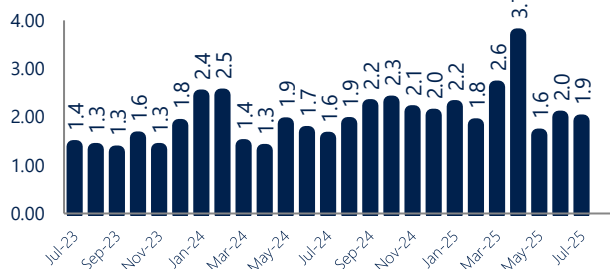
Months of Supply

1.9



Up 23%
Vs. Year Ago

Months Of Supply



Months of Supply

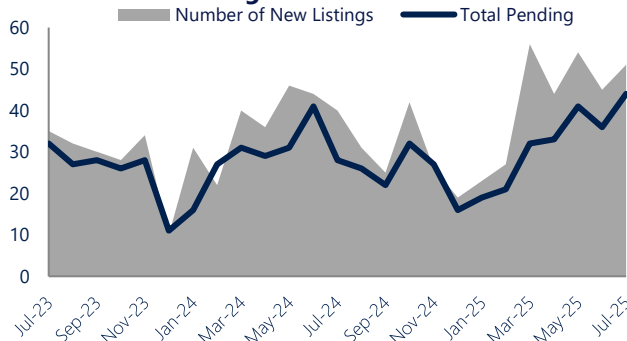
In July, there was 1.9 months of supply available in Garnet Valley and Glen Mills, compared to 1.6 in July 2024. That is an increase of 23% versus a year ago.

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.

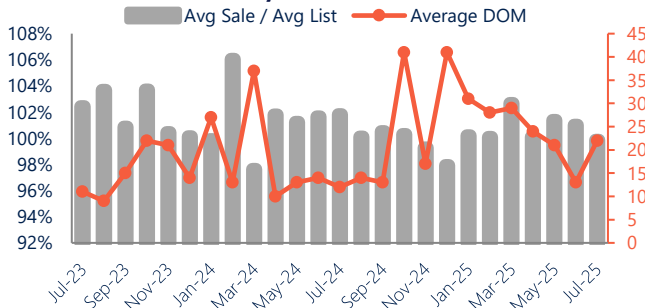
New Listings & Current Contracts

This month there were 51 homes newly listed for sale in Garnet Valley and Glen Mills compared to 40 in July 2024, an increase of 28%. There were 44 current contracts pending sale this July compared to 28 a year ago. The number of current contracts is 57% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Garnet Valley and Glen Mills was 99.9% of the average list price, which is 2.0% 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 12. This increase was impacted by the limited number of sales.