

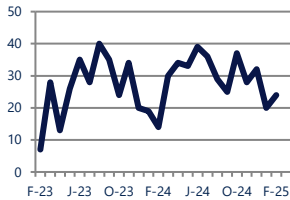
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **GLEN MILLS, CHADDS FORD, AND THORNTON HOUSING MARKET** FEBRUARY 2025

Zip Code(s): 19342, 19317, 19373 and 19319

## Units Sold

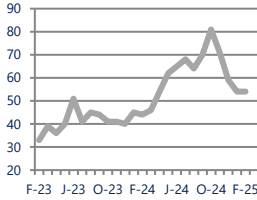
24



**Up**  
Vs. Year Ago

## Active Inventory

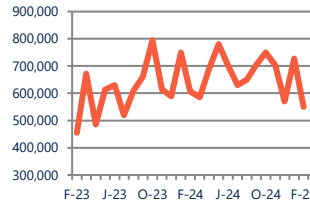
54



**Up 23%**  
Vs. Year Ago

## Median Sale Price

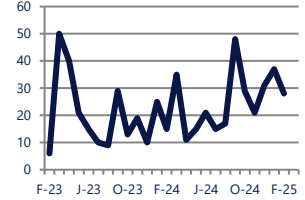
\$550,000



**Down -9%**  
Vs. Year Ago

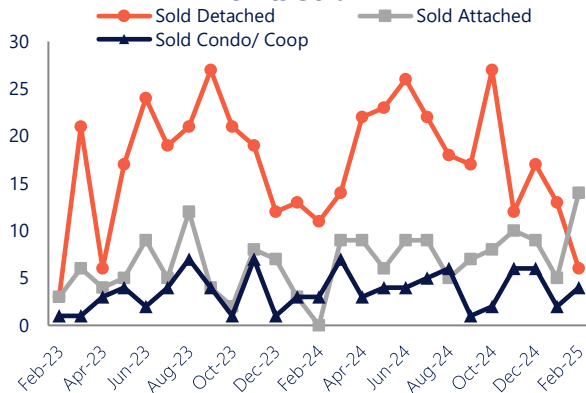
## Days On Market

28



**Up**  
Vs. Year Ago

## Units Sold\*



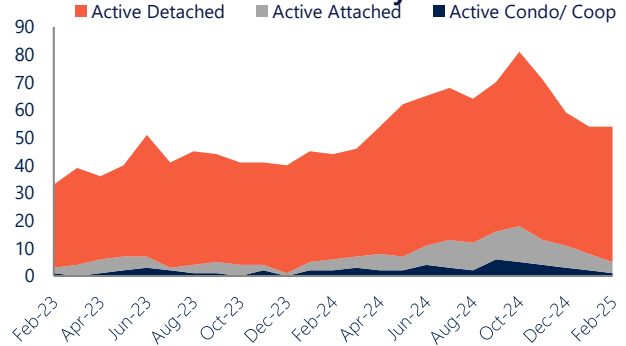
## Units Sold

With relatively few transactions, there was an increase in total units sold in February, with 24 sold this month in Glen Mills, Chadds Ford, and Thornton. This month's total units sold was higher than at this time last year, an increase from February 2024.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 10 units or 23%. The total number of active inventory this February was 54 compared to 44 in February 2024. This month's supply remained stable as compared to last month.

## Active Inventory\*

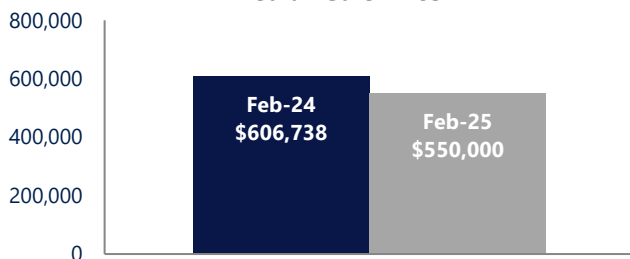


## Median Sale Price

Last February, the median sale price for Glen Mills, Chadds Ford, and Thornton Homes was \$606,738. This February, the median sale price was \$550,000, a decrease of 9% or \$56,738 compared to last year. The current median sold price is 24% lower than in January.

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

## Median Sale Price



Glen Mills, Chadds Ford, and Thornton are defined as properties listed in zip code/s 19342, 19317, 19373 and 19319.

\*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.

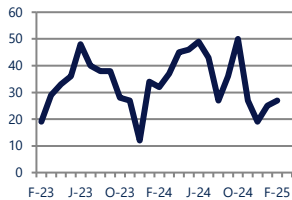
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **GLEN MILLS, CHADDS FORD, AND THORNTON HOUSING MARKET** FEBRUARY 2025

Zip Code(s): 19342, 19317, 19373 and 19319

## New Listings

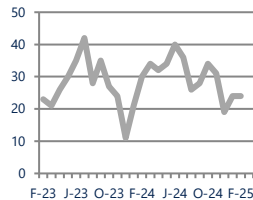
27



**Down -16%**  
Vs. Year Ago

## Current Contracts

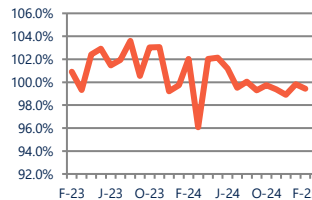
24



**Down -20%**  
Vs. Year Ago

## Sold Vs. List Price

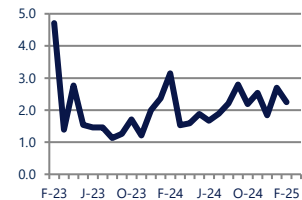
99.4%



**Down -2.5%**  
Vs. Year Ago

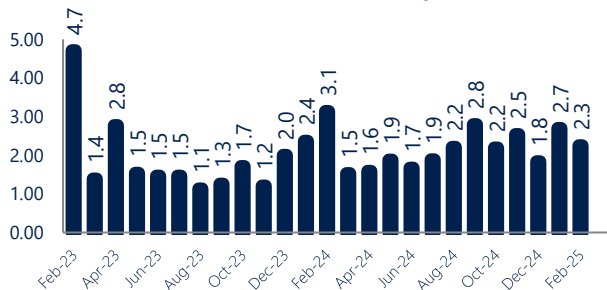
## Months of Supply

2.3



**Down -28%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

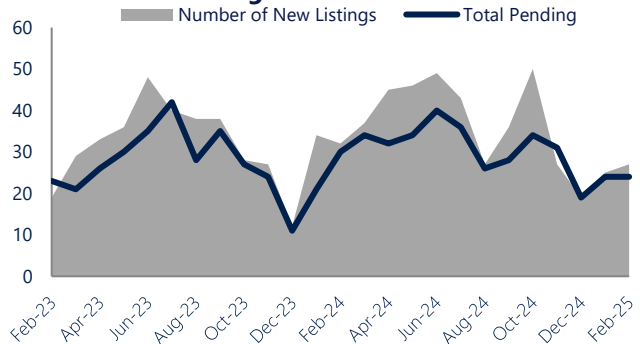
In February, there was 2.3 months of supply available in Glen Mills, Chadds Ford, and Thornton, compared to 3.1 in February 2024. That is a decrease of 28% versus a year ago.

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.

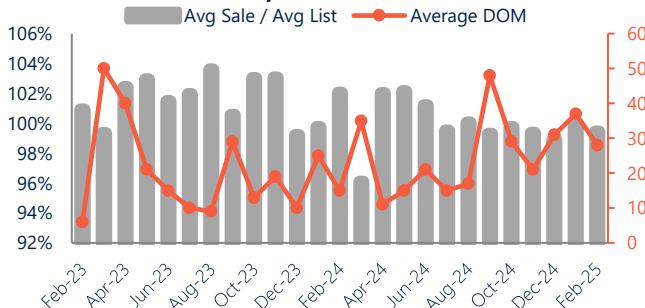
## New Listings & Current Contracts

This month there were 27 homes newly listed for sale in Glen Mills, Chadds Ford, and Thornton compared to 32 in February 2024, a decrease of 16%. There were 24 current contracts pending sale this February compared to 30 a year ago. The number of current contracts remained stable as compared to last February.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In February, the average sale price in Glen Mills, Chadds Ford, and Thornton was 99.4% of the average list price, which is 2.6% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 28, higher than the average last year, which was 15. This increase was impacted by the limited number of sales.

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