

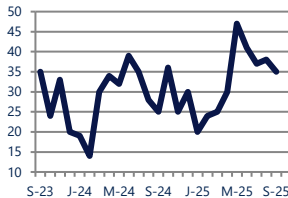
THE LONG & FOSTER MARKET MINUTE™

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

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

Units Sold

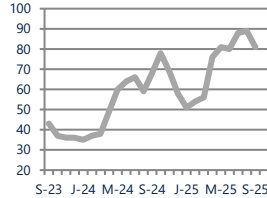
35



Up
Vs. Year Ago

Active Inventory

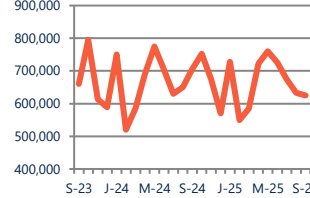
81



Up 19%
Vs. Year Ago

Median Sale Price

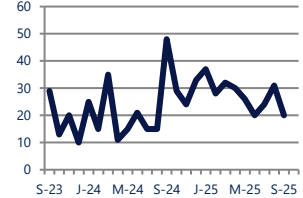
\$625,000



Down -11%
Vs. Year Ago

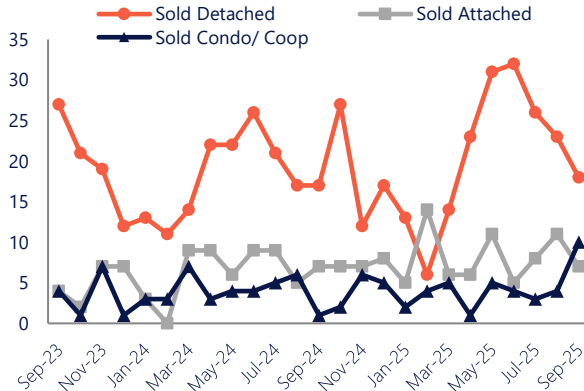
Days On Market

20



Down
Vs. Year Ago

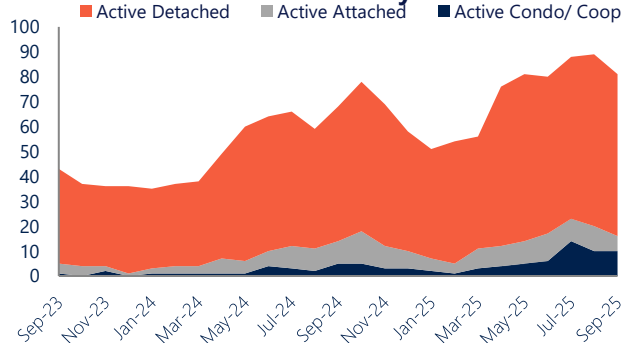
Units Sold*



Units Sold

With relatively few transactions, there was a decrease in total units sold in September, with 35 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 September 2024.

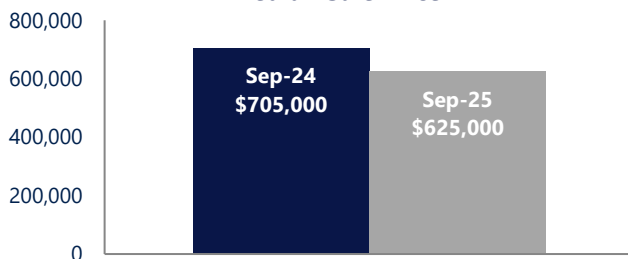
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 13 units or 19%. The total number of active inventory this September was 81 compared to 68 in September 2024. This month's total of 81 is lower than the previous month's total supply of available inventory of 89, a decrease of 9%.

Median Sale Price



Median Sale Price

Last September, the median sale price for Glen Mills, Chadds Ford, and Thornton Homes was \$705,000. This September, the median sale price was \$625,000, a decrease of 11% or \$80,000 compared to last year. The current median sold price is 1% lower than in August.

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

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.

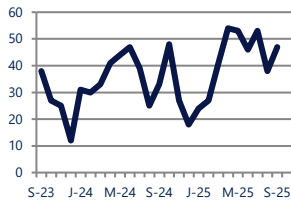
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Zip Code(s): 19342, 19317, 19373 and 19319

New Listings

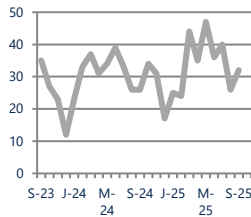
47



Up 42%
Vs. Year Ago

Current Contracts

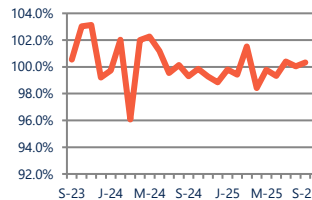
32



Up 23%
Vs. Year Ago

Sold Vs. List Price

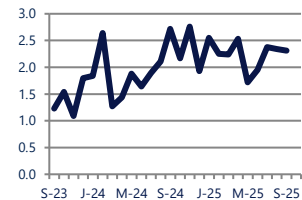
100.3%



Up 1.1%
Vs. Year Ago

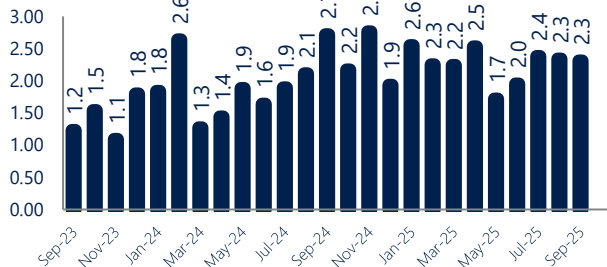
Months of Supply

2.3



Down -15%
Vs. Year Ago

Months Of Supply



Months of Supply

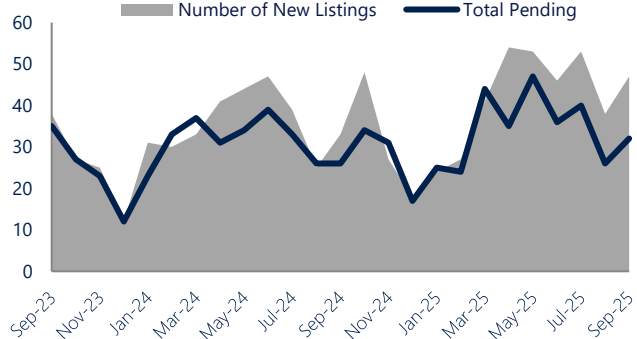
In September, there was 2.3 months of supply available in Glen Mills, Chadds Ford, and Thornton, compared to 2.7 in September 2024. That is a decrease of 15% versus a year ago.

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.

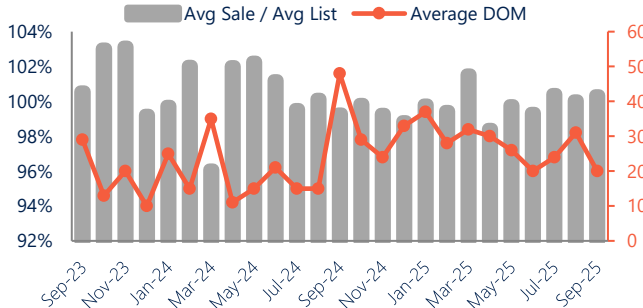
New Listings & Current Contracts

This month there were 47 homes newly listed for sale in Glen Mills, Chadds Ford, and Thornton compared to 33 in September 2024, an increase of 42%. There were 32 current contracts pending sale this September compared to 26 a year ago. The number of current contracts is 23% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Glen Mills, Chadds Ford, and Thornton was 100.3% of the average list price, which is 1.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 20, lower than the average last year, which was 48. This decrease was impacted by the limited number of sales.

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