

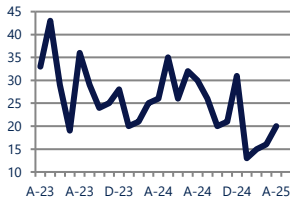
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **GLENOLDEN, FOLCROFT, AND NORWOOD HOUSING MARKET**

APRIL 2025

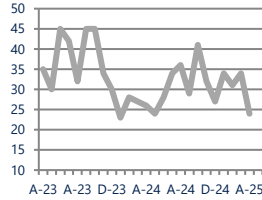
Zip Code(s): 19036, 19032 and 19074

Units Sold
20



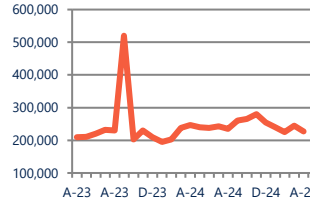
Down -23%
Vs. Year Ago

Active Inventory
24



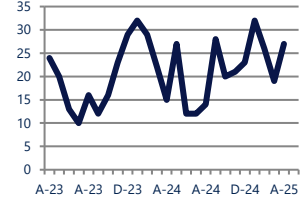
Down -8%
Vs. Year Ago

Median Sale Price
\$227,500



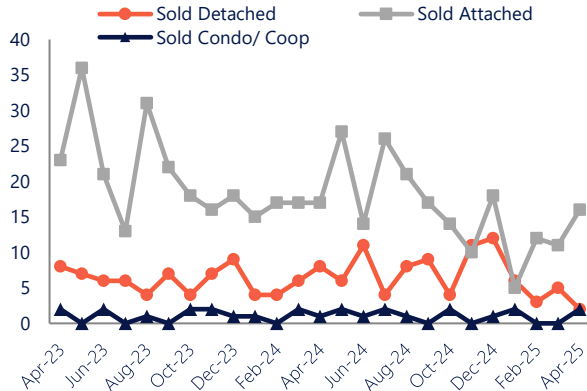
Down -8%
Vs. Year Ago

Days On Market
27



Up
Vs. Year Ago

Units Sold*



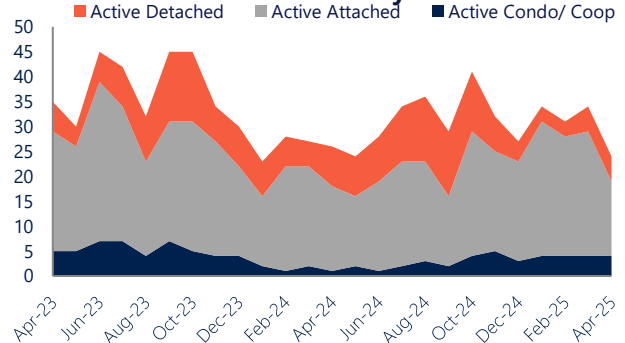
Units Sold

There was an increase in total units sold in April, with 20 sold this month in Glenolden, Folcroft, and Norwood versus 16 last month, an increase of 25%. This month's total units sold was lower than at this time last year, a decrease of 23% versus April 2024.

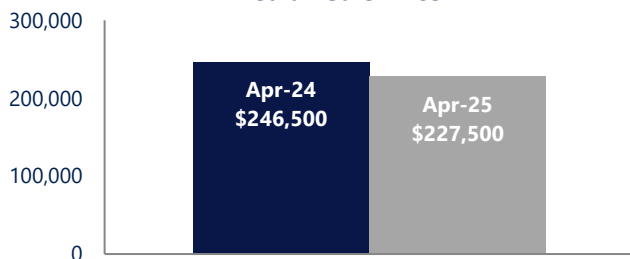
Active Inventory

Versus last year, the total number of homes available this month is lower by 2 units or 8%. The total number of active inventory this April was 24 compared to 26 in April 2024. This month's total of 24 is lower than the previous month's total supply of available inventory of 34, a decrease of 29%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Glenolden, Folcroft, and Norwood Homes was \$246,500. This April, the median sale price was \$227,500, a decrease of 8% or \$19,000 compared to last year. The current median sold price is 7% lower 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.

Glenolden, Folcroft, and Norwood are defined as properties listed in zip code/s 19036, 19032 and 19074.

*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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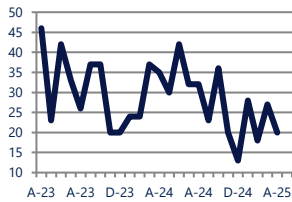
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APRIL 2025

Zip Code(s): 19036, 19032 and 19074

New Listings

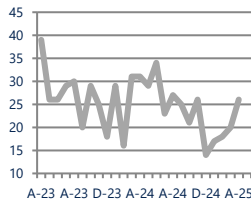
20



Down -43%
Vs. Year Ago

Current Contracts

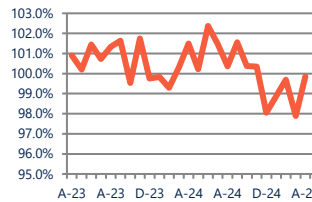
26



Down -16%
Vs. Year Ago

Sold Vs. List Price

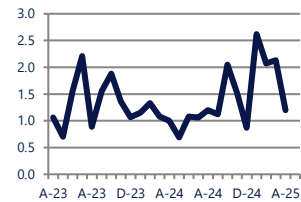
99.9%



Down -1.6%
Vs. Year Ago

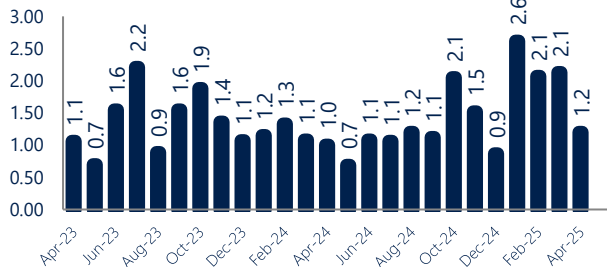
Months of Supply

1.2



Up 20%
Vs. Year Ago

Months Of Supply



Months of Supply

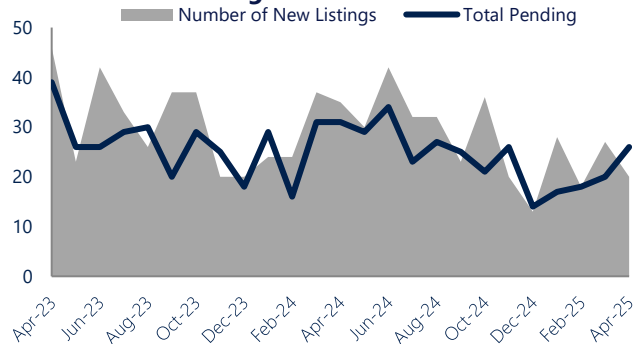
In April, there was 1.2 months of supply available in Glenolden, Folcroft, and Norwood, compared to 1.0 in April 2024. That is an increase of 20% versus a year ago.

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.

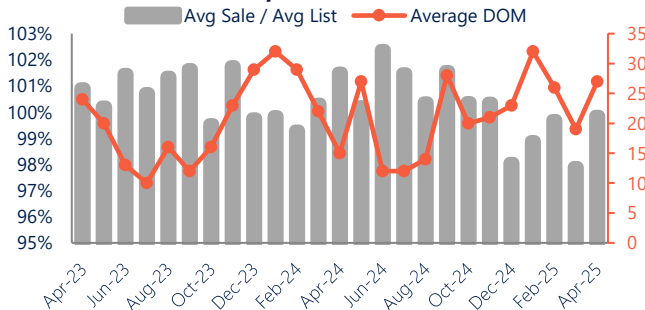
New Listings & Current Contracts

This month there were 20 homes newly listed for sale in Glenolden, Folcroft, and Norwood compared to 35 in April 2024, a decrease of 43%. There were 26 current contracts pending sale this April compared to 31 a year ago. The number of current contracts is 16% 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 Glenolden, Folcroft, and Norwood was 99.9% of the average list price, which is 1.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 27, higher than the average last year, which was 15. This increase was impacted by the limited number of sales.

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