

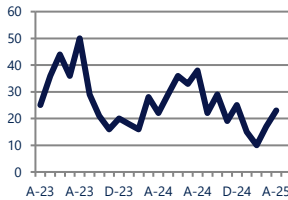
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **KENNETT SQUARE AND AVONDALE HOUSING MARKET**

APRIL 2025

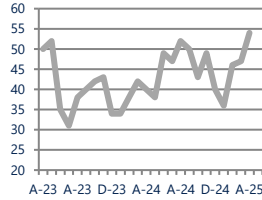
Zip Code(s): 19348, 19311, 19375 and 19374

## Units Sold 23



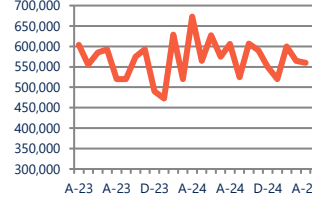
**Up**  
Vs. Year Ago

## Active Inventory 54



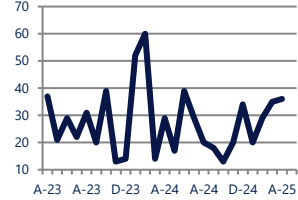
**Up 35%**  
Vs. Year Ago

## Median Sale Price \$560,000



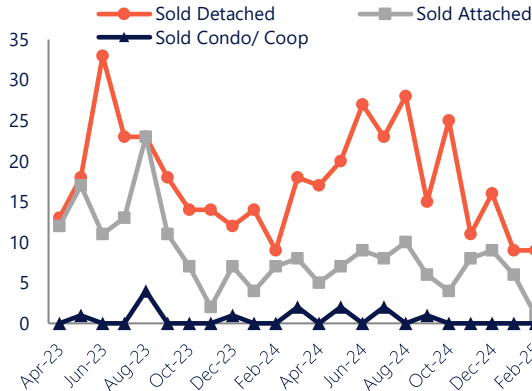
**Down -17%**  
Vs. Year Ago

## Days On Market 36



**Up 24%**  
Vs. Year Ago

### Units Sold\*



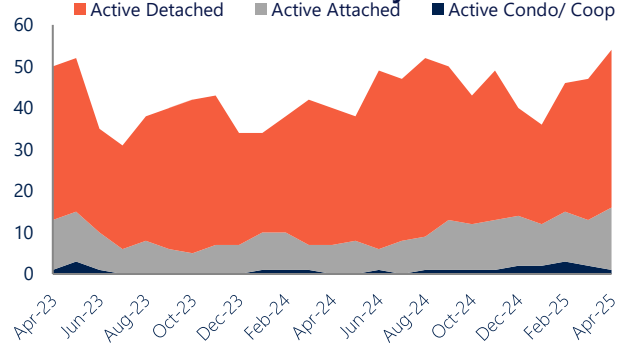
### Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 23 sold this month in Kennett Square and Avondale. This month's total units sold was higher than at this time last year, an increase from April 2024.

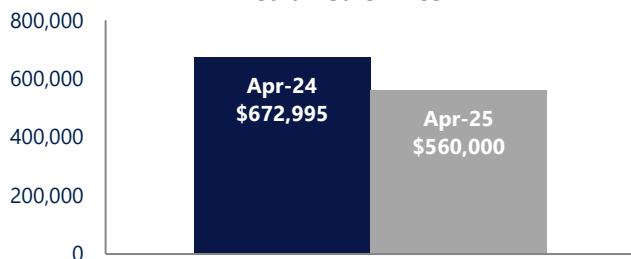
### Active Inventory

Versus last year, the total number of homes available this month is higher by 14 units or 35%. The total number of active inventory this April was 54 compared to 40 in April 2024. This month's total of 54 is higher than the previous month's total supply of available inventory of 47, an increase of 15%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last April, the median sale price for Kennett Square and Avondale Homes was \$672,995. This April, the median sale price was \$560,000, a decrease of 17% or \$112,995 compared to last year. The current median sold price is 1% 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.

Kennett Square and Avondale are defined as properties listed in zip code/s 19348, 19311, 19375 and 19374.

\*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™

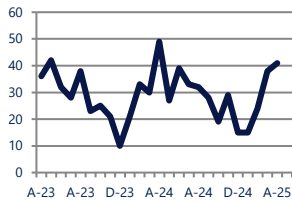
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APRIL 2025

Zip Code(s): 19348, 19311, 19375 and 19374

### New Listings

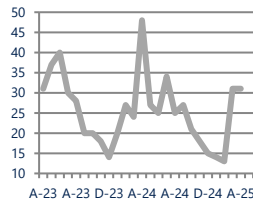
41



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

### Current Contracts

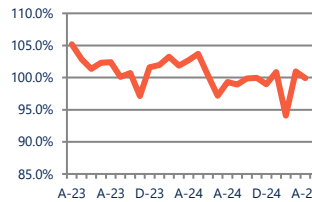
31



**Down -35%**  
Vs. Year Ago

### Sold Vs. List Price

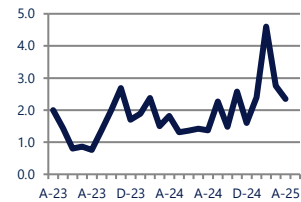
99.9%



**Down -2.7%**  
Vs. Year Ago

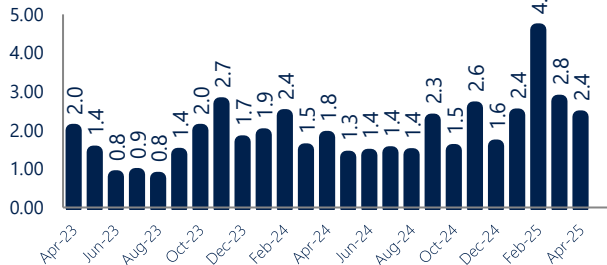
### Months of Supply

2.4



**Up 29%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

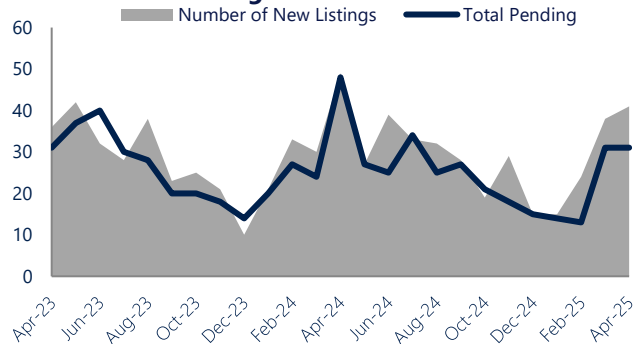
In April, there was 2.3 months of supply available in Kennett Square and Avondale, compared to 1.8 in April 2024. That is an increase of 29% versus a year ago.

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.

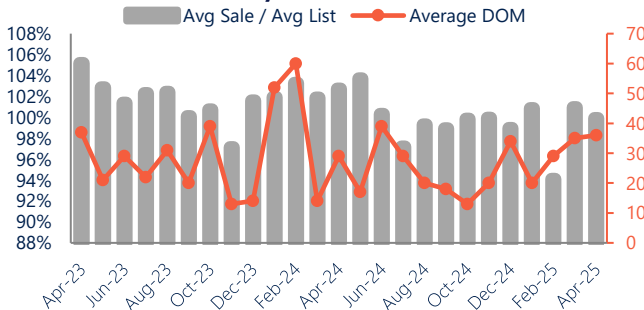
### New Listings & Current Contracts

This month there were 41 homes newly listed for sale in Kennett Square and Avondale compared to 49 in April 2024, a decrease of 16%. There were 31 current contracts pending sale this April compared to 48 a year ago. The number of current contracts remained stable as compared to last April.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In April, the average sale price in Kennett Square and Avondale was 99.9% of the average list price, which is 2.8% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 36, higher than the average last year, which was 29, an increase of 24%.

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