

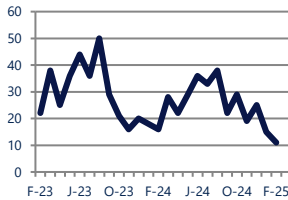
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **KENNETT SQUARE AND AVONDALE HOUSING MARKET** FEBRUARY 2025

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

## Units Sold

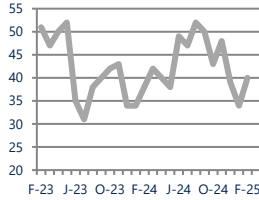
11



**Down -31%**  
Vs. Year Ago

## Active Inventory

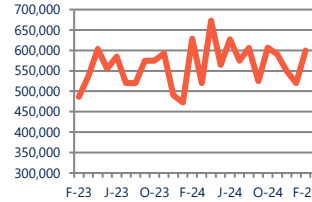
40



**Up 5%**  
Vs. Year Ago

## Median Sale Price

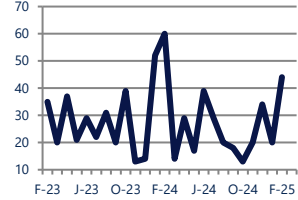
\$600,000



**Down -5%**  
Vs. Year Ago

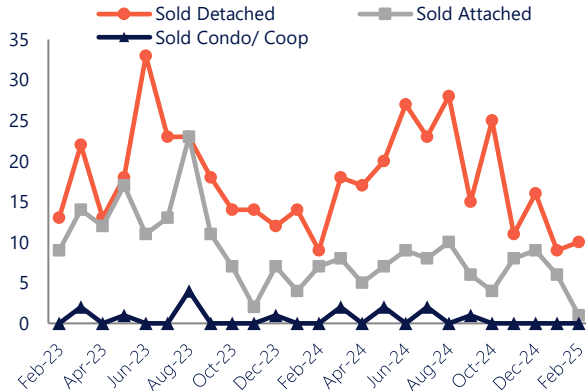
## Days On Market

44



**Down -27%**  
Vs. Year Ago

## Units Sold\*



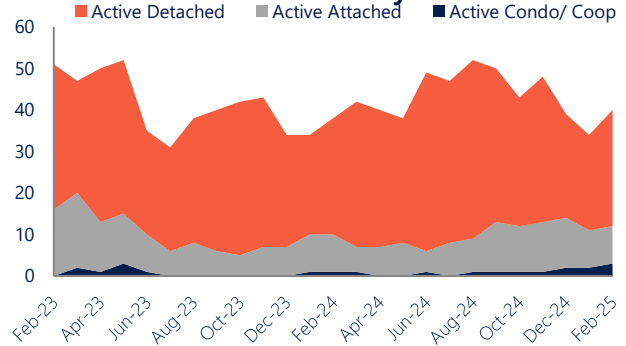
## Units Sold

There was a decrease in total units sold in February, with 11 sold this month in Kennett Square and Avondale versus 15 last month, a decrease of 27%. This month's total units sold was lower than at this time last year, a decrease of 31% versus February 2024.

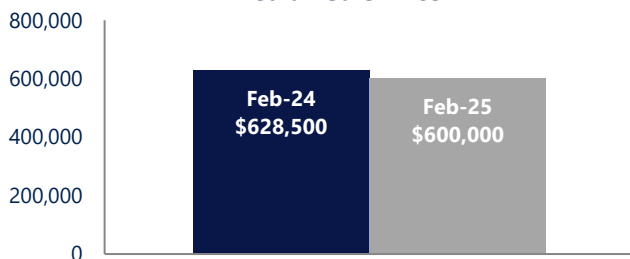
## Active Inventory

Versus last year, the total number of homes available this month is higher by 2 units or 5%. The total number of active inventory this February was 40 compared to 38 in February 2024. This month's total of 40 is higher than the previous month's total supply of available inventory of 34, an increase of 18%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last February, the median sale price for Kennett Square and Avondale Homes was \$628,500. This February, the median sale price was \$600,000, a decrease of 5% or \$28,500 compared to last year. The current median sold price is 15% higher 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.

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.

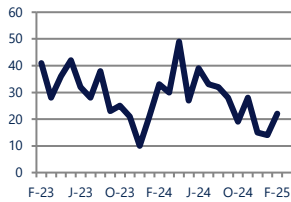
# THE LONG & FOSTER MARKET MINUTE™

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

## New Listings

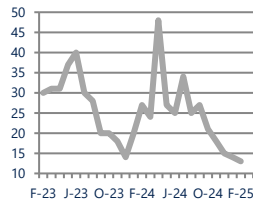
22



**Down -33%**  
Vs. Year Ago

## Current Contracts

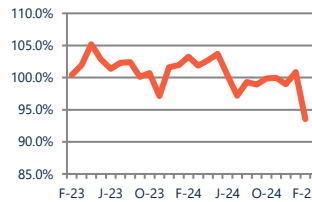
13



**Down -52%**  
Vs. Year Ago

## Sold Vs. List Price

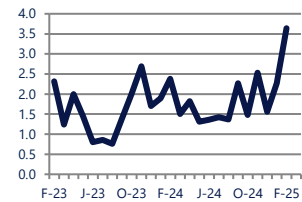
93.5%



**Down**  
Vs. Year Ago

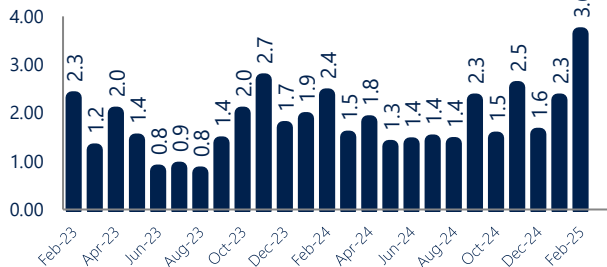
## Months of Supply

3.6



**Up 53%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

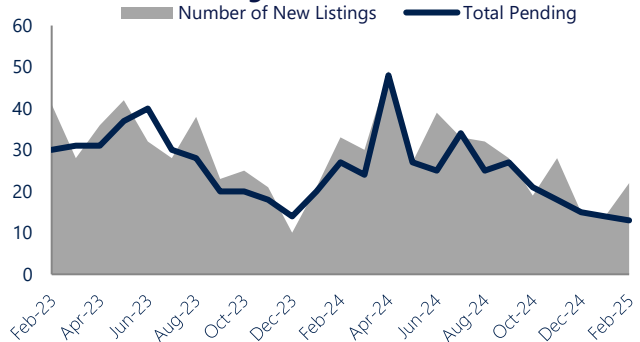
In February, there was 3.6 months of supply available in Kennett Square and Avondale, compared to 2.4 in February 2024. That is an increase of 53% versus a year ago.

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.

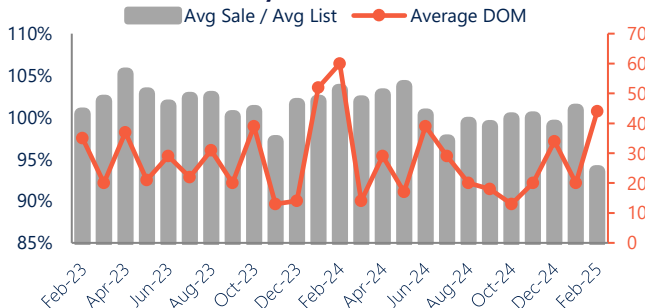
## New Listings & Current Contracts

This month there were 22 homes newly listed for sale in Kennett Square and Avondale compared to 33 in February 2024, a decrease of 33%. There were 13 current contracts pending sale this February compared to 27 a year ago. The number of current contracts is 52% lower than last February.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In February, the average sale price in Kennett Square and Avondale was 93.5% of the average list price, which is lower than at this time last year.

## Days On Market

This month, the average number of days on market was 44, lower than the average last year, which was 60, a decrease of 27%.

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