

# THE LONG & FOSTER MARKET MINUTE™

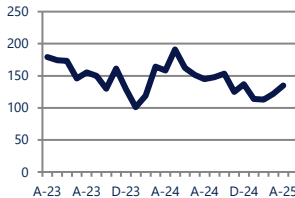
FOCUS ON: **KENSINGTON HOUSING MARKET**

APRIL 2025

Zip Code(s): 19124, 19134, 19137 and 19125

## Units Sold

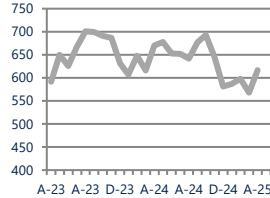
135



**Down -15%**  
Vs. Year Ago

## Active Inventory

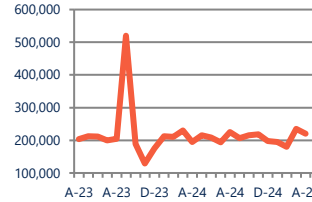
617



**Down -8%**  
Vs. Year Ago

## Median Sale Price

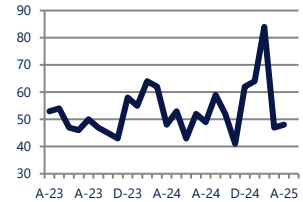
\$220,000



**Up 13%**  
Vs. Year Ago

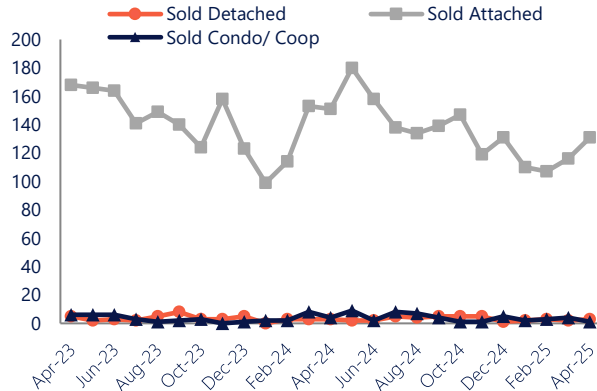
## Days On Market

48



**No Change**  
Vs. Year Ago

## Units Sold\*



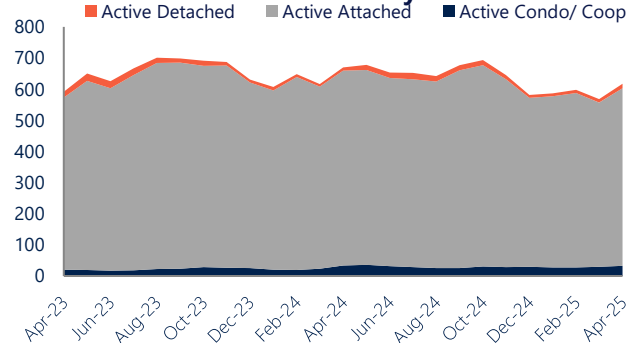
## Units Sold

There was an increase in total units sold in April, with 135 sold this month in Kensington versus 122 last month, an increase of 11%. This month's total units sold was lower than at this time last year, a decrease of 15% versus April 2024.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 53 units or 8%. The total number of active inventory this April was 617 compared to 670 in April 2024. This month's total of 617 is higher than the previous month's total supply of available inventory of 568, an increase of 9%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Kensington Homes was \$194,500. This April, the median sale price was \$220,000, an increase of 13% or \$25,500 compared to last year. The current median sold price is 6% 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.

Kensington are defined as properties listed in zip code/s 19124, 19134, 19137 and 19125.

\*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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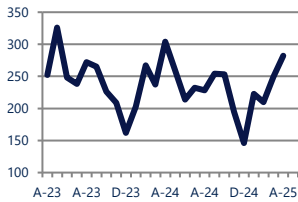
FOCUS ON: **KENSINGTON HOUSING MARKET**

APRIL 2025

Zip Code(s): 19124, 19134, 19137 and 19125

### New Listings

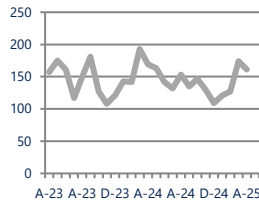
282



**Down -7%**  
Vs. Year Ago

### Current Contracts

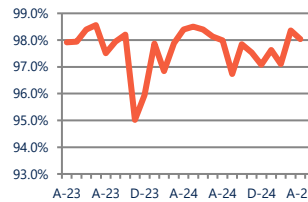
161



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

### Sold Vs. List Price

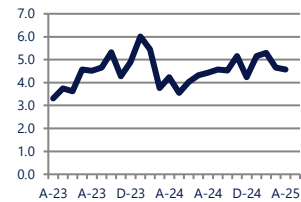
98.0%



**No Change**  
Vs. Year Ago

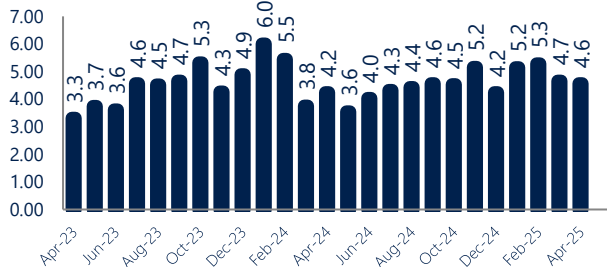
### Months of Supply

4.6



**Up 8%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

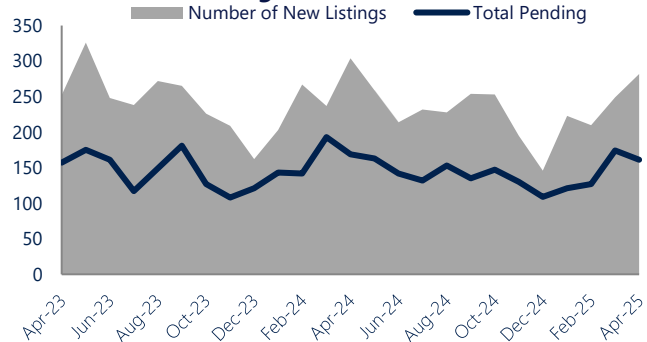
In April, there was 4.6 months of supply available in Kensington, compared to 4.2 in April 2024. That is an increase of 8% versus a year ago.

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.

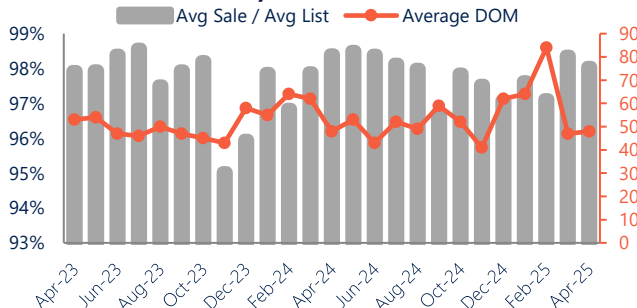
### New Listings & Current Contracts

This month there were 282 homes newly listed for sale in Kensington compared to 304 in April 2024, a decrease of 7%. There were 161 current contracts pending sale this April compared to 169 a year ago. The number of current contracts is 5% 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 Kensington was 98.0% of the average list price, which is similar compared to a year ago.

### Days On Market

This month, the average number of days on market was 48, which is similar compared to a year ago.

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