

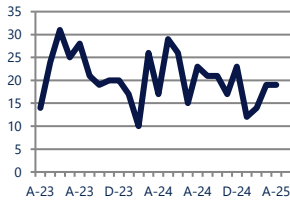
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **LANSDOWNE AND YEADON HOUSING MARKET**

APRIL 2025

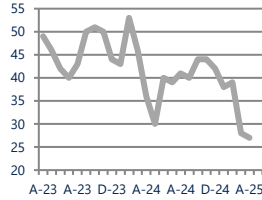
Zip Code(s): 19050

Units Sold
19



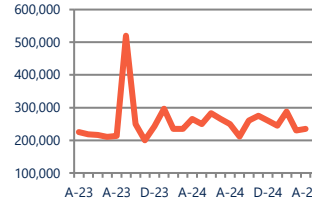
Up 12%
Vs. Year Ago

Active Inventory
27



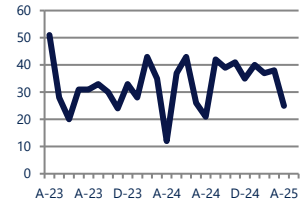
Down -25%
Vs. Year Ago

Median Sale Price
\$235,000



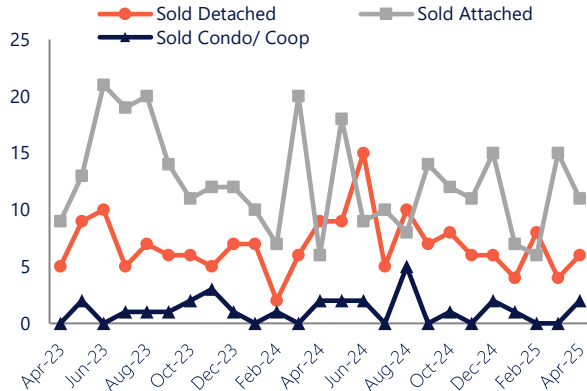
Down -11%
Vs. Year Ago

Days On Market
25



Up
Vs. Year Ago

Units Sold*



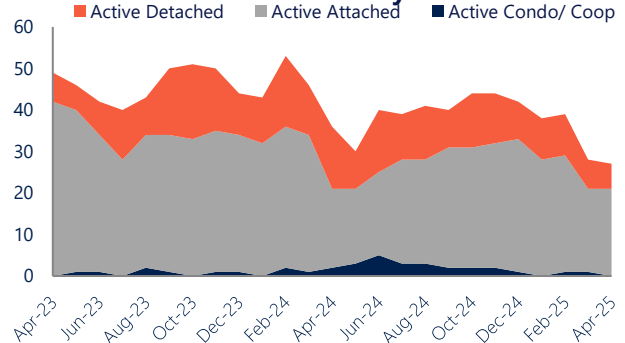
Units Sold

The number of units sold remained stable in April, with 19 sold this month in Lansdowne and Yeadon. This month's total units sold was higher than at this time last year, an increase of 12% versus April 2024.

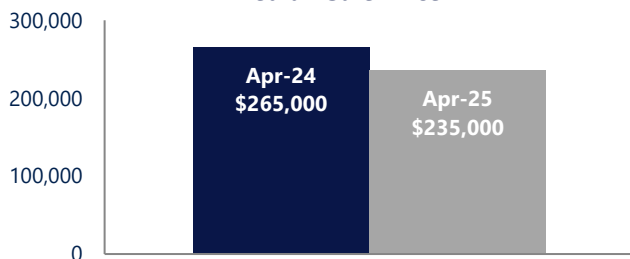
Active Inventory

Versus last year, the total number of homes available this month is lower by 9 units or 25%. The total number of active inventory this April was 27 compared to 36 in April 2024. This month's total of 27 is lower than the previous month's total supply of available inventory of 28, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Lansdowne and Yeadon Homes was \$265,000. This April, the median sale price was \$235,000, a decrease of 11% or \$30,000 compared to last year. The current median sold price is 2% higher 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.

Lansdowne and Yeadon are defined as properties listed in zip code/s 19050.

*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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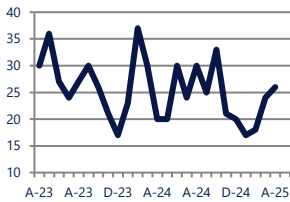
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APRIL 2025

Zip Code(s): 19050

New Listings

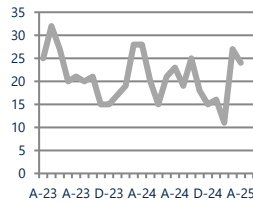
26



Up 30%
Vs. Year Ago

Current Contracts

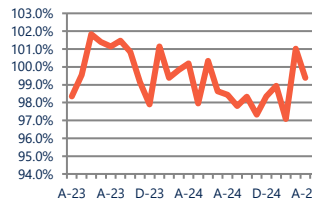
24



Down -14%
Vs. Year Ago

Sold Vs. List Price

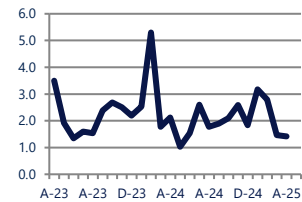
99.4%



Down -0.8%
Vs. Year Ago

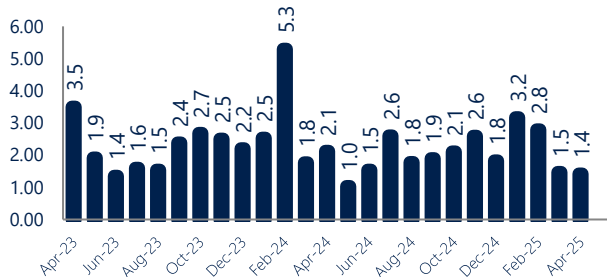
Months of Supply

1.4



Down -33%
Vs. Year Ago

Months Of Supply



Months of Supply

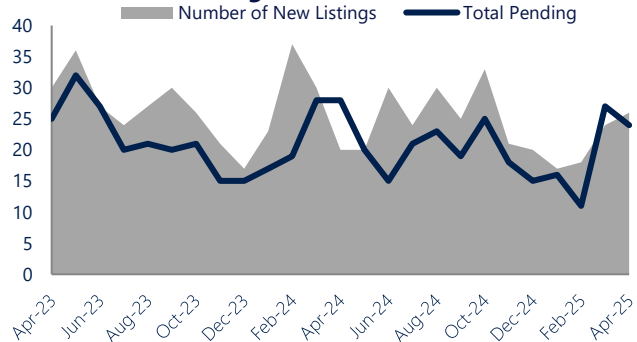
In April, there was 1.4 months of supply available in Lansdowne and Yeadon, compared to 2.1 in April 2024. That is a decrease of 33% versus a year ago.

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.

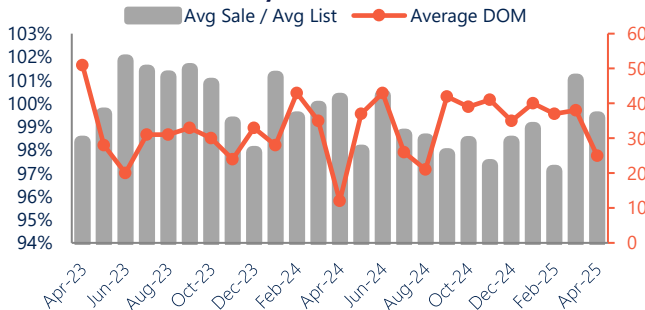
New Listings & Current Contracts

This month there were 26 homes newly listed for sale in Lansdowne and Yeadon compared to 20 in April 2024, an increase of 30%. There were 24 current contracts pending sale this April compared to 28 a year ago. The number of current contracts is 14% 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 Lansdowne and Yeadon was 99.4% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 25, higher than the average last year, which was 12. This increase was impacted by the limited number of sales.

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